

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 27, 2013

LPC32/13

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
Megan Luce
Marshall McClintock
Daniel Rahe
James Steel
Duke York

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

Nadia Chandler Hardy, Assistant to the City Manager,
Katie Johnston, Management Fellow; Mr and Mrs Bailey,
Sue Keene, Grant Carr, Alexis Swenson, Scott Johnson,
Dan Swanberg

Commission Members Absent:

Jonah Jensen

Chair Ken House called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioner Jonah Jensen was excused.

B. Administrative Approvals

The Administrative Review Summary listing projects approved were accepted.

2. City Manager's Office – City of Tacoma

A. DRAFT: Citizen Committee, Board, and Commission Review

Ms. Nadia Chandler Hardy, Assistant to the City Manager, and Ms. Katie Johnston, Management Fellow, presented a report on recommendations based on the recent review of citizen committees, boards, and commissions to improve alignment of staff resources because of budget and staff reductions.

3. NAME CHANGE – PRELIMINARY MEETING

A. Renaming a portion of North 13th Street to Mr. Dahl Drive

Mr. Reuben McKnight presented the staff report as follows:

This is a request to rename a portion of North 13th Street to "Mr. Dahl Drive," to memorialize a former principal of Lowell Elementary, which fronts this portion of the street. This portion of North 13th consists of a half block of isolated right of way; to the west, the right of way has been vacated and is occupied by the Lowell playground, and to the east, the street terminates. The only property that fronts this section of street is Lowell Elementary.

The letters describe long-time Lowell Elementary principal Mr. Bob Dahl, including by Ms. Sue Keene, "*Mr. Dahl was the beloved principal...for 15 years. He saw many children go through Lowell and contributed greatly to their academic, physical, and emotional development. Everyone speaks highly of Mr. Dahl. It was a tremendous loss to the school and the community when he unexpectedly passed away last year...*"

According to the cover letter, the students conducted a survey that generated 92% support for the proposal. The petitions circulated by the students resulted in 156 signatures.

This meeting is a preliminary meeting at which the Commission may find that the application is complete and should be scheduled for further review. If so, the item will be scheduled for public testimony at a future hearing, and may be forwarded to City Council for further review.

Criteria to be considered:

The City Council Policy on Name Changes is included in the packet, specifically "Initial Procedures for Considering Name Change Requests," Section 3.1.

Action to be requested:

Determination that the application is complete, and schedule for public hearing.

Analysis to be considered:

1. Pursuant to Council Resolution 38091, the Landmarks Preservation Commission reviews and makes recommendations to City Council on name change requests.
2. The students have created maps, a summary of the request, research into existing street names in Tacoma, and a summary of outreach conducted to date.
3. Included in the packet is an aerial photograph of the subject area.

Chair Ken House complimented the efforts of the students who prepared the request for renaming the street. He invited proponents to present information on the proposal.

Mr. Grant Carr, fifth grade student at Lowell Elementary School, talked about the significance of the proposed name change, including wanting to honor Mr. Dahl because he was such a great person, such as he remembered everyone's name and he noted this was true; he was referee at games in the freezing cold rain although he might have had a cold, which showed how much he cared for his students; he stated that he was a great principal for those reasons and added there were many other reasons that would take much more time to explain.

Chair Ken House asked about an egg drop contraption described in some of the submitted letters.

He also thanked the students for writing all the letters in support of the name change.

Ms. Alexis Swenson described that the contraption was made of different materials to know if the egg would break if dropped from a high level.

Commissioner Ross Buffington, Wedge Neighborhood Ex-Officio, commended all of the students for their desire to remember their principal and noted his appreciation for their work to prepare the proposal. He asked students to explain the "House of Concern" identified on the maps.

Mr. Scott Johnson responded that the maps were made prior to knowing the address of the house, which was noted on the map as "House of Concern." He added, the house does not use 13th as their address.

Ms. Sue Keene, confirmed this information regarding the timing of the mapmaking and actual research on specific addresses.

Commissoner Ross Buffington asked if Mr. Grant Carr was related to Job Carr.

Mr. Grant Carr offered that he did not think he was related to Job Carr.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, adopt the analysis as findings and schedule the **Renaming of a portion of North 13th Street, including from the corner of Yakima Avenue & 13th Street to approximately ½ block to the dead end, to Mr. Dahl Drive,** recommendation for a public hearing and future consideration at the meeting of **April 10, 2013**"*

MOTION: York

SECOND: Steel

MOTION: Carried

Mr. Reuben McKnight stated that Mrs. Sue Keene would be the point of contact for the public hearing scheduled for April 10, 2013.

He described the process including the notice of the public hearing will be sent to all persons who own property within 400 feet of the proposed change; the public hearing will be held to hear testimony from any interested party on the proposal and the public hearing will stay open an additional 30 days following the public hearing.

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

Chair Ken House noted the process of this preliminary meeting of the nomination..

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. Historic Pavements

Mr. McKnight read the Staff Report which follows.

In 2006, a nomination to the Tacoma Register of Historic Places was prepared for historic cobblestone and brick street surfaces at North 9th, 10th and 11th Streets. It was submitted by the North Slope Historic District Neighborhood Association.

The nomination cites the eligibility criteria for A, C, E, and F, including:

- Criterion A: Is associated with events that made a significant contribution to the broad patterns of our history.

Tacoma's streets mostly accommodated the horse and streetcars until about 1915 when the first automobiles were introduced. Tacoma's economic and population growth influenced the development of paving and street construction techniques.

- Criterion 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 stated in the nomination, "...some of the last remaining brick and stone residential pavements...provide a unique record of the city's early street paving program and demonstrate period paving technology for horse-drawn transportation on steep inclines," and thus demonstrate the technological evolution of street paving in Tacoma.

- Criterion 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 a historic, cultural, or architectural motif.

The remaining original brick and stone paved residential street blocks are located in the North Slope Historic District, which is on the Tacoma, Washington and National Registers of Historic Places.

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

The unique brick and stone paved residential streets are an established and familiar feature in the North Slope neighborhood.

At that time, the Landmarks Ordinance (TMC 13.07) did not recognize streets within its definition of "property" that could be added to the Register. No action was taken on the nomination. The subsequent code update in 2008 changed this definition, and streets became eligible for landmarks designation.

PRIOR DISCUSSION

On February 8, 2012, the Commission requested and received an update on the status of the nomination, including the following:

- Staff reported the nomination was complete and the geography was defined, and asked for direction from the Commission.
- North Slope Ex-Officio noted that the original North Slope Historic District nomination included the historic streets in the local and national nominations; however, the streets were not included in the designation due to the potential review process for road maintenance.
- Commissioners discussed accessibility implications, corner upgrades, curbing, intersections, ongoing maintenance of these streets, and the development of a maintenance protocol as part of the nomination. In addition, examples were noted by Commissioners, about other cities and countries, which have developed a historic streets maintenance program and standards.
- Staff continued to research Commissioner's questions within the Public Works Department. City streets are maintained by the Streets and Grounds Division of Public Works. Of primary concern to the city are the cost of maintenance and/or restoration of these surfaces, some of which are in "poor" functional condition, and the

standards by which these streets may be repaired. There are few surviving examples of exposed historic unit paving within the City of Tacoma and most have been removed or overlain with asphalt or other paving.

- The Commission directed staff to forward the Commission's inquiries to the Public Works and Tacoma Public Utilities staff, and to schedule the nomination for a preliminary review.

The Commission requested that staff forward the following questions to Tacoma Public Utilities (answers are indicated below):

1. If designated as historic streets, assuming that the streets would be maintained in their current material and construction type (i.e. that the cobblestones would remain cobblestones, etc), what are the cost implications for routine maintenance, repair and or spot replacement?

We have no known costs for cobble stone replacement; however it is our understanding that each block must be removed individually and numbered. Upon completion of the utility project, the project proponent would be required reassemble the street placing each block back in its original location and orientation. For brick gutter, restoration on previous projects usually costs 5 to 10 times the cost of conventional curb and gutter.

2. Would the Public Works Department consider developing a repair and maintenance standard for these types of road surfaces, specifying repair treatments?

Per Section 6.2 of the Right of Way Restoration Policy, the method of restoring cobblestone and brick elements is at the discretion of the City Engineer following a 20 day review period. Development of repair/maintenance standards would make restoration requirements predictable for project proponents, rather than requesting a determination by the City Engineer for each street.

3. What would be the additional cost for utilities work (for instance, if a side sewer needed replacement, requiring removal and reinstallation of individual bricks or cobblestones in the work area)?

Due to the labor intensive process for removing and reinstalling cobblestones, Tacoma Public Utilities and the Public Works Department would first evaluate abandoning facilities beneath the roadway. The City would explore all other options before considering an open cut excavation within a cobblestone street.

For example:

- North 9th, I Street to J Street: Main is beneath sidewalk, no services cross road.
- North 10th, G Street to I Street: Main is beneath cobblestone with four services. Rather than replacing main we would suggest we abandon in place and shoe string services or install 4-inch main along parking strip.
- North 11th, I Street to L Street: Between I Street and J Street main is in parking strip with no services crossing road. Between J Street and K Street main is in parking strip with one service crossing road. Between K Street and L Street main is located in parking lane with three services beneath road.

4. If work was done on these streets, would ADA be triggered, and if so, how would this be addressed?

If the street restoration/repair qualified under the Curb Ramp Matrix, the project proponent would be required to install curb ramps. It is the City's understanding there is no provision within PROWAG that waives curb ramp requirements due to historic pavement.

Mr. Reuben McKnight described the requested action and effects of the nomination:

Determination of whether the nine street blocks of the original brick and stone paved streets nominated to the Tacoma Register of Historic Places appear to meet the threshold criteria for nomination, and if so, scheduling the nomination for public hearing.

Future changes to the original brick and stone paved streets will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.

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:

The purpose of the preliminary meeting is to determine that the age and integrity standards are met. The original construction period was the first decade of the 20th Century, approximately 1905 through 1910, with varying degrees of repair and maintenance since that period of time. The streets appear to meet the threshold criteria for consideration.

1. Brick and Stone Pavements along North 9th, North 10th, and North 11th between North K and North G were constructed from approximately 1905 through 1910.
2. The 700, 800, 900 and 1000 blocks of North 9th, 10th and 11th Streets are paved with either brick or sandstone paving stones and most of these sections are in relatively original condition according to the nomination; the pavements demonstrate the 3.5" X 8" brick laid edge up and perpendicular to the direction of the street or sandstone paving stones, 10"X5"X5"; the 1.5 foot side gutters are 2.5"X8" brick. In certain areas, asphalt and stamped concrete have been used for repair and maintenance; in addition, some paving stones have been replaced, some of the concrete curbs are destroyed and several severe depressions have affected the existing conditions of the streets.
3. The cost of routine maintenance and of road surface restoration is estimated to be between 5-10 times the cost of typical asphalt overlay.
4. There are utilities beneath the surface of several of the nominated locations. If designated, the City would avoid cutting the surface of the road wherever possible and likely abandon and relocate lines when replacement became necessary.
5. The City maintains a condition rating based on a 100 point scale. Many areas of the pavements under consideration have been rated as "failed," scoring 20 points or less on the scale.

Mr. Marshall McClintock provided a powerpoint presentation including the chronological development of the nomination, description of the types of pavement, rationale for the use of the materials at the time of construction. He also talked about the allowance for nomination of pavements to the Register of Historic Places in the City of Tacoma.

He stated that the purpose of the nomination is for a public process for dealing with the repair and maintenance of these streets.

He described the use of various materials on these streets, including cobblestones, which are generally rounded rocks, weighing about five to 20 pounds, and from Wilkerson Company.

The sections that are visible, intact sandstone and brick streets that are nominated extend outside of the North Slope Historic Special Review District.

The Commission discussed the inclusion of other similar streets in this nomination as well as access for side

sewer and stormwater maintenance and the services that were abandoned under the streets.

Commissioners asked for additional information on the effect of servicing and the responsibility for maintaining the homes that front these streets.

Mr. Reuben McKnight provided clarification on the expansion of a nomination, in which the decision would be made [to expand]prior to scheduling the public hearing and getting consent of the nominator.

Mr. Marshall McClintock emphasized the importance of conducting a public process for any changes to the historic pavements.

In addition Commissioner Katie Chase expressed concern about design review issues and the application of Secretary of Interior's Standards and staff develop design approaches for public works.

Commissioner Duke York described public works concerns with the gas lines, franchise utilities

Commissioner Daniel Raye asked about franchise utilities.

Mr. Reuben McKnight talked about general utilities underground, the costs of franchise utilities and bringing additional information to the Commission.

There was discussion about the nomination's boundaries located within and outside the North Slope Historic District boundaries and further discussion regarding the pros and cons for expanding this nomination to other historic paved areas that meet the eligibility criteria.

Mr. Reuben McKnight talked about the timeline for scheduling items to the Commission's public hearing on April 10th and/or to bring additional information about this nomination to the Commission in a timely way.

Chair Ken House commented on the importance of bringing these historic streets and their future repair and maintenance, into the public process.

There was a discussion regarding any proposed changes to this historic streets nomination.

There was a motion:

"I move that we, the Landmarks Preservation Commission, defer consideration of this nomination to allow time so that additional information can be presented"

Additional information includes such items as cross bores, franchise utilities, and the financial effect of side sewers.

Commissioner Megan Luce asked about consideration of the underground utilities as an archaeological resource. Mr. Reuben McKnight responded about the location which may be more significant than the utilities.

MOTION: York

SECOND: Echtle

MOTION: Failed (2-yeah; 6-no)

There was a motion:

"I move that we, the Landmarks Preservation Commission, recommend the nomination for a public hearing on April 10, 2013"

MOTION: Chase
SECOND: Luce
MOTION: Carried

5. DESIGN REVIEW

A. 414 N J Street – North Slope Historic Special Review District

Mr. Reuben McKnight presented the staff report as follows:

This is an urgent request related to the sale and financing of the house at the above address. The chimney in question is located on a side elevation of the house, toward the rear of the property, and is minimally visible from the street. According to the home inspector, the chimney is in an unsafe condition and must be removed. This is delaying financing of the house (which is currently bank owned and for sale).

The prospective owner has commissioned a chimney inspection, which is included in this packet. Staff is working with the applicant to complete an application with additional photographs prior to the Commission meeting; however, it is not complete at the time of the packet mailing.

Because this is a pending sale, staff determined to place this item on the agenda as quickly as possible.

Commissioner Marshall McClintock asked about the viability of strapping the chimney as noted in the inspection report.

Owner Ms. Amber Bailey explained that strapping would be a bandaid for about a year and then removal would be required.

Chair Ken House asked about the chimney's location through the eaves, its repair plan to the house, and if the plan requires additional review by the Commission.

Mr. Bailey stated the plan is to fix the roof and the eave all at once, explaining there was runoff because of a flashing issue. The owners described the danger of the immediate situation because of the chimney's failing condition.

Mr. McKnight provided clarification on the repair: if the repair is to match existing materials then the level of review will be exempt or administrative and, typical composition roof repair and or replacement is exempt from review because a permit is not required on this type of repair.

There was clarification on the ownership of the property; the owners purchased the property on the day of this meeting, February 27, 2013.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the application for removal of the chimney and the siding; the soffit and gutter line behind the chimney to be replaced and repaired in kind, on the property located at 414 North J Street"

MOTION: Steel
SECOND: York
MOTION: Carried

6. CHAIR COMMENTS

Chair Ken House briefly noted that he was invited to attend a recent Historic Tacoma meeting and, at a future Commission meeting will discuss the ideas generated to work on cooperative endeavors with the Commission.

7. BOARD BUSINESS/PRESERVATION PLANNING

A. 1239 East 54th St (J.M. Hendrickson Homestead)

Mr Reuben McKnight presented the staff report as follows:

On September 12, 2012, property owner, Ms. Carol Magelssen and Dan Swanberg, owner of HTNW Construction requested feedback from the Commission on a potential proposal to short plat and develop a portion of the 3.72 acres of the J. M. Hendrickson Homestead property, designated on November 12, 2011. The Commission scheduled a site visit on October 3rd and discussed the proposal at its regular meeting on October 10, 2012, which resulted in the Commission providing the following information to the owner to be included in a request:

- Documentation that includes dollar values, to understand whether the proposal is feasible to retain part of the land and release part of it. This could include current property value, anticipated value if subdivided, accumulated fines, maintenance costs required, liens to keep the property cleaned up, expected revenue, and qualitative and/or quantitative personal financial information.
- The information can include documentation on the changes in personal circumstances that the owner did not anticipate when the property was nominated, such as a description about the change in finances during that time period.
- Other information may include costs of the maintenance on the house, outbuildings, and barn, including deferred maintenance. One of the discussion points previously raised was that the sale of the segregated parcels would provide for the funding of the care and preservation of the core of the farmstead.

Current request to be considered:

The current proposal is a request for a boundary amendment to the existing historic property at 1239 East 54th Street. The request is based on the owner's circumstances, including medical issues resulting in financial hardship. The enclosure provides information on the existing and projected property values, property expenses, personal income and medical requirements.

The proposal is to retain as a landmark property, the existing residence and barn, which is proposed as Lot 1, 200' X 300', shown as Option #1 on the enclosure, and to subdivide the remaining homestead into three additional lots.

Please see the enclosed memo, which includes a statement for an amount of approximately \$8,808 in annual maintenance expenses and farmland structure repairs at \$64,550. The personal information includes limited income and medical requirements as the explanation for the hardship request.

This action will change the boundary of the designated property.

Effects of the boundary change to the landmark property to be considered:

- Although the size of the site and landscaping is reduced, any future changes to the original house, garage, site, and historic landscaping, will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.

Analysis to be considered:

1. On November 29, 2011, the 3.78 acre J.M. Hendrickson Homestead was placed on the Tacoma Register of Historic Places. The nomination included the house, garage, barn, site and historic landscaping, and was based on the following criteria:

- Criterion A, for its association with events contributing to broad patterns of Tacoma's history, specifically, the family retaining original ownership of the homestead and, as part of the third wave of Scandinavian immigrants, arriving in 1905, and before 1913 traveled by rail to Tacoma; in addition, Mr. Hendrickson was a Northern Pacific railroad engineer.]
- Criterion C, for its intact vernacular architecture, 'Craftsman inspired' house style, 1940s garage, and original barn, site and historic landscaping; and,
- Criterion F, for its unique location, situated on upper McKinley Hill within an urban environment, and working homestead landscape, with garden and livestock for most of its existence. In addition, the landscape is also included in the nomination for its continuation as a working landscape with a garden and livestock for most of its existence alongside an urban environment situated on upper McKinley Hill, five blocks from the streetcar line, and two blocks from the transit line on Portland Avenue.

2. On September 12, 2012, the owner requested feedback on a potential proposal to subdivide the 3.78 acre landmark property;

3. On October 3, 2012, the Commission visited the property;

4. On October 10, 2012, the Commission provided the owner with direction on submittal of a formal request to consider a boundary change to retain the house, garage, and barn.

5. The owner submitted information on a proposal for a boundary change that reduces the size of the site, and retains the house, garage, barn and lot, in the size of 200 X 300 feet.

6. The information includes existing property values, projected values, property expenses, and personal statement of a limited income and medical requirements, which results in the request for financial hardship consideration.

Recommendations were described: recommendation to schedule or not schedule a public hearing and/or to defer the recommendation to consider additional information.

Mr. Dan Swanberg, owner's representative, reported there were no changes to the submittal for the boundary change.

Commissioner Duke York reported the land portion of the homestead was modified in the past and the historic buildings were located on parcel one; he offered that he supports the boundary change.

Chair Ken House stated there was a substantial amount of property within the designated parcel and the house was intact.

Vice Chair Ed Echtle commented that the property is no longer a working landscape and an adjacent parcel had been segregated in the past.

Commissioner James Steel offered his reservations of the eligibility of the property and the buildings' designation.

Commissioner York agreed with questioning the determination of the nomination for this property because the property had been modified from its original size.

Vice Chair Ed Echte described his support of the eligibility based on the cluster of the buildings and the buildings individually meeting the nomination criteria.

Chair Ken House stated that the house is intact with original windows with no previous modifications; he noted the house was designed by the owner, a railroad engineer and possibly built himself. He noted the importance of nominations that represent the common style of homestead buildings.

Commissioner Daniel Raye supports the proposal for the boundary change, however, he stated that the outbuildings speak to the fact that it was a homestead and the outbuildings are key to the nomination.

There was motion:

"I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the 1239 East 54th St / J.M. Hendrickson Homestead landmark boundary change for a public hearing and future consideration at the meeting of April 10, 2013".

MOTION: Echte
SECOND: Raye
MOTION: Carried

Mr. Reuben McKnight explained the next steps of conducting a public hearing on April 10, 2013 including public notification of the change, and if the item is recommended for approval, it will move forward to the City Council.

OTHER BUSINESS

1. There was a discussion on the upcoming grant program through Pierce County and the proposal to request funding for historic property plaques.

The meeting was adjourned at 6:58 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer