

Members

Katie Chase
 JD Elquist
 Chris Granfield
 Jonah Jensen
 Daniel Rahe
 Lysa Schloesser
 James Steel
 Jeff Williams
 Duke York

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

Staff

Reuben McKnight, Historic Preservation Officer



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: March 12, 2014
 Location: 747 Market, Tacoma Municipal Bldg, Conference 248
 Time: 5:30 pm

Commission Members in Attendance:

Katie Chase
 Chris Granfield
 Daniel Rahe
 Lysa Schloesser
 James Steel
 Jeff Williams
 Duke York
 Ross Buffington
 Marshall McClintock

Staff Present:

Nicole Ratliff
 Reuben McKnight

Others Present:

Kevin Grossman
 Ryan Rhodes

Commission Members Excused:

JD Elquist
 Jonah Jensen

Chair York opened the meeting at 5:30 pm.

1. ROLL CALL

Present: Katie Chase, Chris Granfield, Daniel Rahe, Lysa Schloesser, James Steel, Jeff Williams, Ross Buffington, Marshall McClintock

Not Present: JD Elquist, Jonah Jensen

2. CONSENT AGENDA

- A. Excusal of Absences: Jensen and Elquist were excused.
- B. Meeting Minutes: 9/25/13 and 10/9/13 approved

3. DESIGN REVIEW

- A. 1110-1112 and 1114-1116 Martin Luther King, Jr. Way (Kellogg-Sicker and Pochert Buildings)
Exterior renovation

Mr. McKnight read the staff report, noting that he is very pleased to bring this application forward. He stated that the Commission recently added this building to the Landmarks Register and Mr. Grossman recently purchased this building from the City to do a historic rehab on these buildings and so, for the record, he fully supports this project.

The H.C. Pochert Building was constructed in 1904 and the Kellogg-Sicker Building in 1906. Both were designed by notable Tacoma architect Carl August Darmer, and were added to the Tacoma Register of Historic Places in 2013. 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.

The buildings have been vacant since 2005, when the City of Tacoma acquired both buildings and adjacent parcels as a potential redevelopment site. Over the past several years, there has been a broad discussion about the historic significance of the buildings and their importance to the Hilltop Neighborhood and MLK Corridor.

Most recently, in 2013, the present owners of the buildings purchased them with the intention of rehabilitating them as a mixed use development.

This is a proposal to restore the primary facades of both buildings, including:

1. Removal of non-historic storefronts and plywood boarding, and installing an anodized aluminum and wood storefront based upon the original design drawings (included in application materials)
2. Replace broken and deteriorated windows in Kellogg-Sicker Building second story (in existing openings) with aluminum clad wood windows to match historic configurations
3. Clean, repair and restore masonry
4. Remove non-historic awning on Kellogg-Sicker Building
5. Restore existing original windows on second floor of Pochert Building

The requested action is the approval of the above scope of work.

STANDARDS

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

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.

ANALYSIS

1. Both buildings are historically significant and were added to the Tacoma Register of Historic Properties in 2013.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to both buildings per TMC 13.05.047, prior to those changes being made, by virtue of their status as a City Landmarks.
3. Both buildings have been vacant for several years and prior to that suffered from many years of deferred maintenance. Until 2013 it was unclear if either building would be saved through adaptive reuse.
4. Both storefronts have been removed and are no longer in their original configuration. The plan to rebuild the storefronts is a close visual match to the original Darmer plans and will restore much of the original street level character of the buildings in a feasible manner, thus meeting SOI Standard #6.
5. The second story windows in the Kellogg-Sicker Buildings are currently boarded up and are significantly deteriorated. The windows in the Pochert Building are intact and can be restored to serviceable condition. The proposal to replace the existing Kellogg-Sicker windows with a close visual approximation and restore the Pochert windows meets SOI Standard #6.

RECOMMENDATION

Staff recommends approval of the application as submitted.

The new building owner, Mr. Grossman spoke up at this time stating that he was there to provide moral support and to answer any questions the Commission may have. He is also excited about getting to this point in the process and for the support he has received from the community and potential restaurants already showing interest in the ground floor space. He stated that the new old design has been very appealing to the restaurateurs even without the awning. They have actually stated they prefer the space without the awning because it opens up the area for future possible sidewalk space, after the special use permit which is already in process, is completed and passed, of course.

There were no comments or questions from the Commission.

There was a motion:

"I move to approve the proposal as submitted."

MOTION: Williams
SECOND: Granfield
Motion approved.

B. 820 N. Ainsworth (North Slope Historic District)
Exterior Renovation

Mr. McKnight began this presentation by stating that he would be presenting this application as well but did not want this to appear as a conflict of interest, this property is owned by Commissioner Williams and so he is presenting the application and will answer any questions the Commission may have.

Mr. McKnight read the staff report.

Built in 1919, the house at 820 N Ainsworth is a contributing structure in the North Slope Historic District. It recently was in foreclosure and now will be extensively rehabilitated. The scope of work includes:

Front (east) elevation:

- Removal of vinyl siding and repair of missing and damaged original siding beneath, including trim and casing
- Replacement of the (5) existing non-historic vinyl sliding windows in the front dormer with (4) hinged wood casement windows. The current configuration is asymmetrical. The new window openings will be centered in the dormer and overall glazed area will be narrower; the new wall space at either end will be sided with matching wood siding as is on the rest of the house.

Side (north) elevation:

- Remove deteriorated side porch and relocate side door as shown in drawings. The existing side porch roof elements, including barge board and supports, will be salvaged and reused in the new side door location. Stairs will be rebuilt in kind.
- The existing window in the location where the new side door will be placed will be salvaged and relocated to the upstairs bathroom, to replace an existing vinyl window.
- Removal of oil tank
- Replace garage door with reproduction carriage door (not visible from right of way).

Rear (west) elevation (not visible from right of way)

- Remove non-historic plate glass window in bay addition with counter height wood double hung sash windows
- Replace vinyl windows on second story with wood double hung windows

Side (south) elevation (not visible from right of way):

- Replace vinyl windows with wood double hung windows
- Install window in new bath using salvaged window
- Side over existing non-historic casement window opening

STANDARDS

North Slope Historic District Design Guidelines:

Windows

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.
5. New Window Openings/Changing Window Openings. 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 a 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.

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.

ANALYSIS

1. This house is historically significant as a contributing structure in the North Slope Historic District; it was built in 1919. 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. Removal of non-historic vinyl windows and replacement with historically appropriate windows in a historically appropriate configuration meets the applicable NSHD guidelines for windows.
4. The relocation of the side porch is required for interior configuration. The reconstruction of a new side entry will have a minimal visual impact and by salvaging original materials, will ensure a visual match for scale and architectural elements.

RECOMMENDATION

Staff recommends approval as submitted.

Mr. McKnight noted that since this is a full remodel of the interior as well, there will be extensive reconfiguration work done to the interior that is not being reviewed by the Commission at this time. There is also evidence of remodel work done in the 1920's and 1930's to the interior and at the rear of the property done to this Craftsman style home that will require some structural and foundation work that needs to be addressed since it will fundamentally alter the appearance of this home. He offered to answer any questions the Commissioners may have then concluded his presentation by asking the Commission to approve the proposed application and scope of work as submitted.

Questions regarding the removal of the existing side door, slider windows in front of the house, front porch and the porch railings were addressed as follows:

The existing door will be removed and there will be a new side door in the location of the window and then the porch elements above that, and the shed roof will move up slightly. The intent is to reuse that door and not replace it with a new one.

The slider windows in the front are going away and being replaced with single casement window. There are five windows up there now. Those will be replaced with four windows on center in the dormer which will make the penetrated area slightly narrower and then the side there will be in filled with matching wood siding that is already on the house. That configuration was actually framed in at some point in the past and is not historically original to the house.

The front porch area railings and banister is missing but pieces of it were found on the site. Those pieces will be restored and replaced to what was originally there and the porch will be stabilized. The existing columns will be refurbished and reused however the rockery in front will be removed.

There was a motion:

"I move that we approve the application for 820 N Ainsworth as submitted."

MOTION: Chase

SECOND: Steel

Motion passed.

4. BOARD BRIEFINGS

A. Media and Outreach Development

Carrie McCausland, MCO

Carrie McCausland introduced herself at this time and provided the Commission with a brief history of her background in Colorado and familiarity with Historic Preservation prior to moving to Tacoma, Washington. Her reason for coming before the Commission is the formation of a strategic plan for the Planning & Development Services Department, among other departments here at the City.

Ms. McCausland stated that the goals of the plan would be to build audience, increase awareness of historic preservation, increase the program's visibility, and educate the public. She went through key points and proposed tactics and tools, including a newsletter, printed materials, and social media. She stated that some assistance and participation from the commissioners, such as generating content and conducting light research, would be necessary for some components of the plan.

B. Marketing and Events Committee update

Mr. McKnight stepped in for Commissioner Elquist for this update presentation since he had a previous engagement and was excused.

Items discussed:

1. Preservation Month in May events:

- May 2nd & 3rd, Historical Society's Grand Homes Tour
- Proclamation and Chair address to the Council on May 6th where we will ask the City Council to declare May as Tacoma Historic Preservation Month and include Bicycle Month with this presentation as well
- Thursday, May 8th, from 6:00-8:00 PM Historic Awards presentation and reception located at Court C this year
- May 10th, is the Tweed Ride where the City's office of Sustainability sponsors a bicycle ride where people wear Edwardian Tweed and ride the historic Mason's North End Trolley line to Pt. Defiance

Additional potential events include walking tours of the Foss Waterway highlighting the museum and some of the historic buildings along the waterway and the Theatre District

2. Potential award nominees and categories:

- Stewardship and Preservation:
Reopening of Old Town Dock
Foss Waterway Seaport Museum, located in the Balfor Dock Building
Russell T Joy building at the University of Washington
- Downtown Revitalization:
Spaceworks Tacoma
Sharon Winters for her work in preservation efforts in Tacoma
Downtown on the Go
Tacoma Farmers Market
Showcase a good residential remodel success story

If the Commission is pleased with these nominees, Mr. McKnight would like to move forward on this and contact the nominees and let them know they are being considered for these awards. Mr. McKnight can submit a confirmed list by March 26th for the Commission to approve.

C. 1705 N Steele Street

Mr. McKnight began this presentation by stating the proposed updates to this home was not requested by the owner for a change in status but more of a potential administrative inventory review regarding "contributing" or "non-contributing" building category. In question are replacement of existing non-historic aluminum slider windows and changes to the second story unit entry and possible removal of a non-historic dormer addition.

Suggestions and/or recommendations by the Commission were as follows:
Leave on "non-contributing" list since structure appears easy to fix and/or restore for future possibilities. If removed from this list it would provide less grounds for future demo of the structure.

Chair asked for any additional comments.

Mr. McKnight made some closing remarks:

Site visit in April 16th will be a site visit at Stewart Middle school with follow-up on April 23rd.

We have been authorized to hire a new staff person who's title shall be "Historic Preservation Coordinator". The job shall be full time and consist of coordinating and working in support to the Landmarks Commission. Main duties would include technical support, providing staff reports, contacting applicants and providing assistance with processing applications along with making sure correspondence and decisions are processed and distributed in a timely fashion. Other duties would include working directly with Historic Tacoma and the Marketing and Events Committee to manage and promote future events.

Meeting adjourned at 7:25 PM

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer