

#### Members

Katie Pratt, *Chair*  
Jonah Jensen, *Vice-Chair*  
Duke York  
Lysa Schloesser  
James Steel  
Jeff Williams  
Eugene Thorne  
Brittani Flowers  
Roger Johnson

Marshall McClintock, North Slope Ex-Officio

#### Staff

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



# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department

Date: October 26, 2016

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

#### Commission Members in Attendance:

Katie Pratt, *Chair*  
Jonah Jensen, *Vice-Chair*  
Eugene Thorne  
Jeff Williams  
James Steel  
Lysa Schloesser  
Roger Johnson  
Marshall McClintock

#### Staff Present:

Lauren Hoogkamer  
John Griffith

#### Others Present:

Hugh Hoover  
Susan Hoover  
Michael Darcher

#### Commission Members Absent:

Brittani Flowers  
Duke York

Chair Katie Chase called the meeting to order at 5:30 p.m.

### 1. ROLL CALL

### 2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 10/12/16
- C. Administrative Review
  - 1002 Earnest S. Brazil Street – balcony railings
  - 620 N. Ainsworth Avenue – removal of duplex door

The consent agenda was approved.

### 3. DESIGN REVIEW

- A. 402 North K Street (North Slope Historic District)

Ms. Hoogkamer read the staff report.

#### BACKGROUND

Built in 1891, this is a contributing property in the North Slope Historic District. On September 13, 2016, the removal of the non-historic siding was administratively approved. At this point, the owners intend to repair the original siding underneath. This application includes replacing the non-historic front stoop with a new roof, supported by brackets, and a new railing that matches the upper railing; replacing the window, to the left of the porch, with a stained glass window; and replacing the rear stoop with a design similar to the front stoop. If the front attic window is not repairable, after the siding is removed, the applicants would also like approval to replace it with new composite, casement windows that would be similar to the original window but meet egress requirements.

The Landmarks Preservation Commission was briefed on this project on October 12, 2016.

B. 219 N. Tacoma Avenue, Ansonia Apartments (Individual Landmark)

Ms. Hoogkamer read the staff report.

**BACKGROUND**

Built in 1914, the Ansonia Apartments are an individually listed landmark on the Tacoma Register of Historic Places. The applicant is proposing a Charcoal Tweed Sunbrella canvas awning over one entrance of the building. This awning is a replacement for the metal awning that was deteriorated and recently removed. This awning would match other awnings on the Ansonia and adjacent buildings. The awning frame will be aluminum and it will be 2' high, 8' wide and extend 4' over the entrance, as shown in the diagram. It will be attached at the mortar joints and there will be no drilling into the brick face.

**ACTION REQUESTED**

Approval of the above scope of work.

**STANDARDS**

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

9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**ANALYSIS**

1. This property is an individual landmark on the Tacoma Register of Historic Places and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. No historic material is being destroyed or altered. The awning is differentiated from the historic material and compatible in size and scale.
3. The awning can be removed without harming the integrity of the historic property; there will be no drilling into the brick face.

**RECOMMENDATION**

Staff recommends approval of the application.

Commissioner Johnson asked where the awning would be located on the building. Mr. Darcher, the owner, responded that it would be on the side of the building closest to 3<sup>rd</sup> Avenue. He noted that his unit had its own outside entrance. It was noted that there was another similar outside entrance, but it did not have an awning. Mr. Darcher reported that the awning would match other awnings on the building including the third floor entrance and one that leads to an outside deck that was part of the roof.

There was a motion

"I motion to approve the awning as submitted."

Motion: Williams

Second: Schloesser

The motion was approved.

**4. PRESERVATION PLANNING/BOARD BUSINESS**

A. Events and Activities Updates

Ms. Hoogkamer provided an update on the following activities:

#### Members

Katie Pratt, *Chair*  
Jonah Jensen, *Vice-Chair*  
Duke York  
Lysa Schloesser  
James Steel  
Jeff Williams  
Eugene Thorne  
Brittani Flowers  
Roger Johnson

Marshall McClintock, North Slope Ex-Officio

#### Staff

Reuben McKnight, Historic Preservation Officer  
Lauren Hoogkamer, Historic Preservation Coordinator  
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Jonah Jensen, *Vice-Chair*  
Eugene Thorne  
Jeff Williams  
James Steel  
Lysa Schloesser  
Roger Johnson  
Marshall McClintock

#### Staff Present:

Lauren Hoogkamer  
John Griffith

#### Others Present:

Hugh Hoover  
Susan Hoover  
Michael Darcher

#### Commission Members Absent:

Brittani Flowers  
Duke York

Chair Katie Chase called the meeting to order at 5:30 p.m.

### 1. ROLL CALL

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The consent agenda was approved.

### 3. DESIGN REVIEW

- A. 402 North K Street (North Slope Historic District)

Ms. Hoogkamer read the staff report.

#### BACKGROUND

Built in 1891, this is a contributing property in the North Slope Historic District. On September 13, 2016, the removal of the non-historic siding was administratively approved. At this point, the owners intend to repair the original siding underneath. This application includes replacing the non-historic front stoop with a new roof, supported by brackets, and a new railing that matches the upper railing; replacing the window, to the left of the porch, with a stained glass window; and replacing the rear stoop with a design similar to the front stoop. If the front attic window is not repairable, after the siding is removed, the applicants would also like approval to replace it with new composite, casement windows that would be similar to the original window but meet egress requirements.

The Landmarks Preservation Commission was briefed on this project on October 12, 2016.

### **ACTION REQUESTED**

Approval of the above scope of work.

### **STANDARDS**

**North Slope Historic District Design Guidelines for Windows, Exterior Materials, Porches and Additions**

### **ANALYSIS**

1. This property is a contributing structure in the North Slope Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. Historic windows will be repaired and preserved, if they can be recovered.
3. The proposed replacement windows would be similar to the historic windows. The window opening may be enlarged to meet egress requirements. Composite windows are acceptable according to the design guidelines.
4. Non-historic windows are being upgraded.
5. Original siding will be preserved, if possible.
6. The front and back porch size and style are compatible with the existing structure and are replacing non-historic material with a more appropriate design.
7. The porches are subservient to the original house and could be removed without harming the property's character defining features.

### **RECOMMENDATION**

Staff recommends approval of the application.

Mr. Hoover reported that they had some photos showing the condition of the original siding. He noted that the siding on the back wasn't in great shape, but about half of it was recoverable. The siding on the west side of the house appeared to be in better condition. He commented that the plan was to continue to strip the existing plank siding and get it as close to the historic photos as they could. Photos of the current condition of the siding were discussed. Mr. Hoover noted a place behind the existing siding where there appeared to be concrete over chicken wire. Commissioner Thorne asked if they knew when the building was originally converted into apartments. Mr. Hoover commented that he thought it might have been around world war two, which would have coincided with chicken wire being used in construction. He noted that there had been a fire on the siding in 1961 and that the plank siding was probably put up after the fire. Mr. Hoover reported that they hadn't uncovered the siding at the front porch and they hadn't looked at the window in the gable yet.

Commissioners discussed the porch that had been converted into a bedroom. It was noted that the plan was to keep it as a bedroom. Commissioner Steel asked if a portion of porch could be converted back, while leaving the bedroom. Ms. Hoover noted that there was an arctic entry on the left. Commissioner Steel suggested that the arctic entry side could be converted to a porch, while keeping the bedroom as the closed in portion of the porch, expressing the same detailing that was there before if those elements were still remaining. Ms. Hoover noted a non-original window on the porch that did not line up with the belly band, commenting that the plan to plan to replace with a stained glass window would be difficult if the arctic entry was converted back to a porch. It was noted that when the building was converted to apartments they ceiling on the ground floor had been lowered. The plan was to raise the ceiling back to where it was supposed to be.

Chair Chase expressed support for Commissioner Steel's recommendation to return the arctic entry to a porch so that the extension to the existing porch would not be necessary.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application for 402 North K Street as submitted."

Motion: Steel

Second: Jensen

The motion was approved.

B. 219 N. Tacoma Avenue, Ansonia Apartments (Individual Landmark)

Ms. Hoogkamer read the staff report.

**BACKGROUND**

Built in 1914, the Ansonia Apartments are an individually listed landmark on the Tacoma Register of Historic Places. The applicant is proposing a Charcoal Tweed Sunbrella canvas awning over one entrance of the building. This awning is a replacement for the metal awning that was deteriorated and recently removed. This awning would match other awnings on the Ansonia and adjacent buildings. The awning frame will be aluminum and it will be 2' high, 8' wide and extend 4' over the entrance, as shown in the diagram. It will be attached at the mortar joints and there will be no drilling into the brick face.

**ACTION REQUESTED**

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**STANDARDS**

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

**ANALYSIS**

1. This property is an individual landmark on the Tacoma Register of Historic Places and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. No historic material is being destroyed or altered. The awning is differentiated from the historic material and compatible in size and scale.
3. The awning can be removed without harming the integrity of the historic property; there will be no drilling into the brick face.

**RECOMMENDATION**

Staff recommends approval of the application.

Commissioner Johnson asked where the awning would be located on the building. Mr. Darcher, the owner, responded that it would be on the side of the building closest to 3<sup>rd</sup> Avenue. He noted that his unit had its own outside entrance. It was noted that there was another similar outside entrance, but it did not have an awning. Mr. Darcher reported that the awning would match other awnings on the building including the third floor entrance and one that leads to an outside deck that was part of the roof.

There was a motion

"I motion to approve the awning as submitted."

Motion: Williams

Second: Schloesser

The motion was approved.

**4. PRESERVATION PLANNING/BOARD BUSINESS**

A. Events and Activities Updates

Ms. Hoogkamer provided an update on the following activities:

**2016 Events**

1. Lighting Restoration Workshop Recap
2. **Third Annual Holiday Heritage Swing Dance: Remember the Railroad** (6pm @ Freighthouse Square, November 4th)
3. History Happy Hour Trivia Night (6pm @ The Swiss Restaurant & Pub, November 16<sup>th</sup>)

**2017 Events**


1. Landmarks Commissioner Training (9am-4:30pm TBD @ Tacoma Convention Center, March 7<sup>th</sup>)
2. Historic Preservation Month (May TBD)
3. Washington Trust for Historic Preservation Youth Heritage Program: Maritime Heritage (July TBA)
4. Arts Month (October TBD)
5. Fourth Annual Holiday Heritage Dance (November TBD)

**5. CHAIR COMMENTS**

There were no comments from the Chair.

The meeting was adjourned at 5:59 p.m.

Submitted as True and Correct:



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Reuben McKnight  
Historic Preservation Officer