

Members

Katie Chase, *Chair*
Jonah Jensen, *Vice-Chair*
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James Steel
Eugene Thorne
Jeff Williams
Duke York



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

Staff

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

Date: April 6, 2016
Location: 811 North Ainsworth Avenue
Time: 5:00 p.m.

SITE VISIT

The following is Public Notice that the Landmarks Preservation Commission will conduct a site visit at 811 North Ainsworth Avenue.

DATE: April 6, 2016
TIME: 5:00 pm
LOCATION: 811 North Ainsworth Avenue

Next Regular Meeting: April 13, 2016, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.



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STAFF REPORT

April 6, 2016

SITE VISIT

AGENDA ITEM 1A: 811 N. Ainsworth Ave. (North Slope Historic District)

Anthony Guido, Red Pyramid LLC

BACKGROUND

Built in 1890, this is a contributing structure in the North Slope Historic District. The applicant is seeking feedback on a proposed new addition and garage.

ACTION REQUESTED

This is a site visit and board briefing. No action requested.

STANDARDS

North Slope Historic District Design Guidelines

Guidelines for 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.
- 2. Avoid adding architecturally inappropriate details.** Items such as porch columns reflect the architecture of the home. Tapered columns atop piers are emblematic of Craftsman homes, but are not appropriate on Victorian era houses. Likewise, scrollwork, turned posts, or gingerbread are not appropriate on a Craftsman home. Replacement elements that have no historic design relationship with the architecture diminish the historic character of the building.
- 3. Replace missing porches with designs and details that reflect the original design, if known.** Avoid adding conjectural elements. Photographic or other documentary evidence should guide the design of replacement porches. Where this is unavailable, a new design should be based on existing original porches from houses of similar type and age.
- 4. In certain cases, building code may trump preservation guidelines.** For example, historic railing height may be considered a life safety issue, and new railings are generally required to meet building code. In these cases, innovative approaches may be needed to retain the appropriate scale and appearance.

Guidelines for Roofs

- 1. Preserve and retain existing roof form and appearance.** Major changes to the overall roof plan/type are discouraged. For example, changing a hipped roof to a gabled roof is generally inappropriate.
- 2. Rooftop additions should be sensitively located.** Additions that affect roof appearance may include the addition of elements such as dormers, skylights and chimneys. Additions are not discouraged, but should seek to minimize the visual impact to the overall roof form, as follows:
 - Changes to the roof form should be located to the rear and less visible sides of a home.
 - In certain cases, it may not be possible to conceal new elements such as additional dormers from view. In such cases, using examples of historic additions (location, scale, design, materials) to guide new design is appropriate.

3. **Existing roof heights should be maintained.** Changes to the primary ridgeline height of a house are generally discouraged, such as “bump ups,” with the exception that: in certain cases it may be demonstrated that an overall ridgeline height increase will dramatically increase useful attic space in a house WITHOUT significantly changing the appearance of the home from the street (rare).

4. **Materials and colors.** Composition roofs are an acceptable substitute for shingles, and have been in use on homes since the early 20th century. Composite and engineered materials that mimic the visual qualities of shingles vary widely in quality and appearance. If an engineered material is proposed that is not common in the district, material samples and product specification sheets should be furnished to the Commission. Metal roofs are not acceptable for historic homes. Clay tile roofs are appropriate only on the few examples of Mission or Spanish influenced architecture seen in the districts.

Guidelines for 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.

2. **Additions should be removable** in the future without harming the character defining elements on the principal structure.

3. **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 of the original building.

4. **An addition should be subservient** in size, scale and location to the principal structure.

5. **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).

Guidelines for Parking and Garages

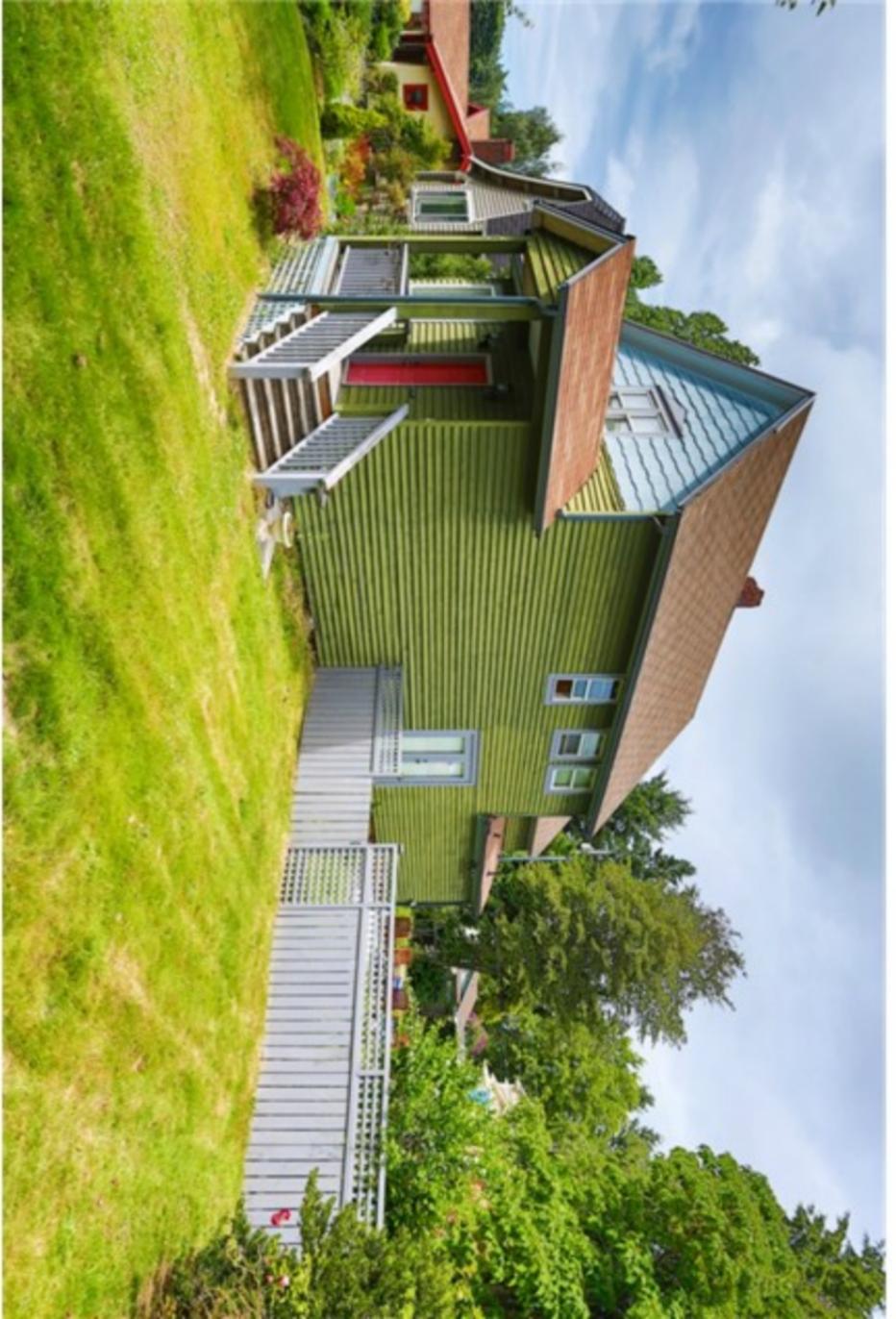
1. **Alley accessed parking is the typical and predominant residential parking configuration in the district.**

Residential driveways and garages facing the street are typically only appropriate when there is no alley access, or other site constraints prevent alley accessed parking (such as a corner lot).

2. **Minimize views of parking and garages from the public right-of-way.** Parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Where it is not possible to locate a parking structure to conceal it from view, it should be set well back from the front plane of the primary structure on the property. Off-street parking lots have no historic precedent in the residential areas of the neighborhoods and should be located behind the building and away from the street.

3. **Attached garages and carports are inappropriate.**

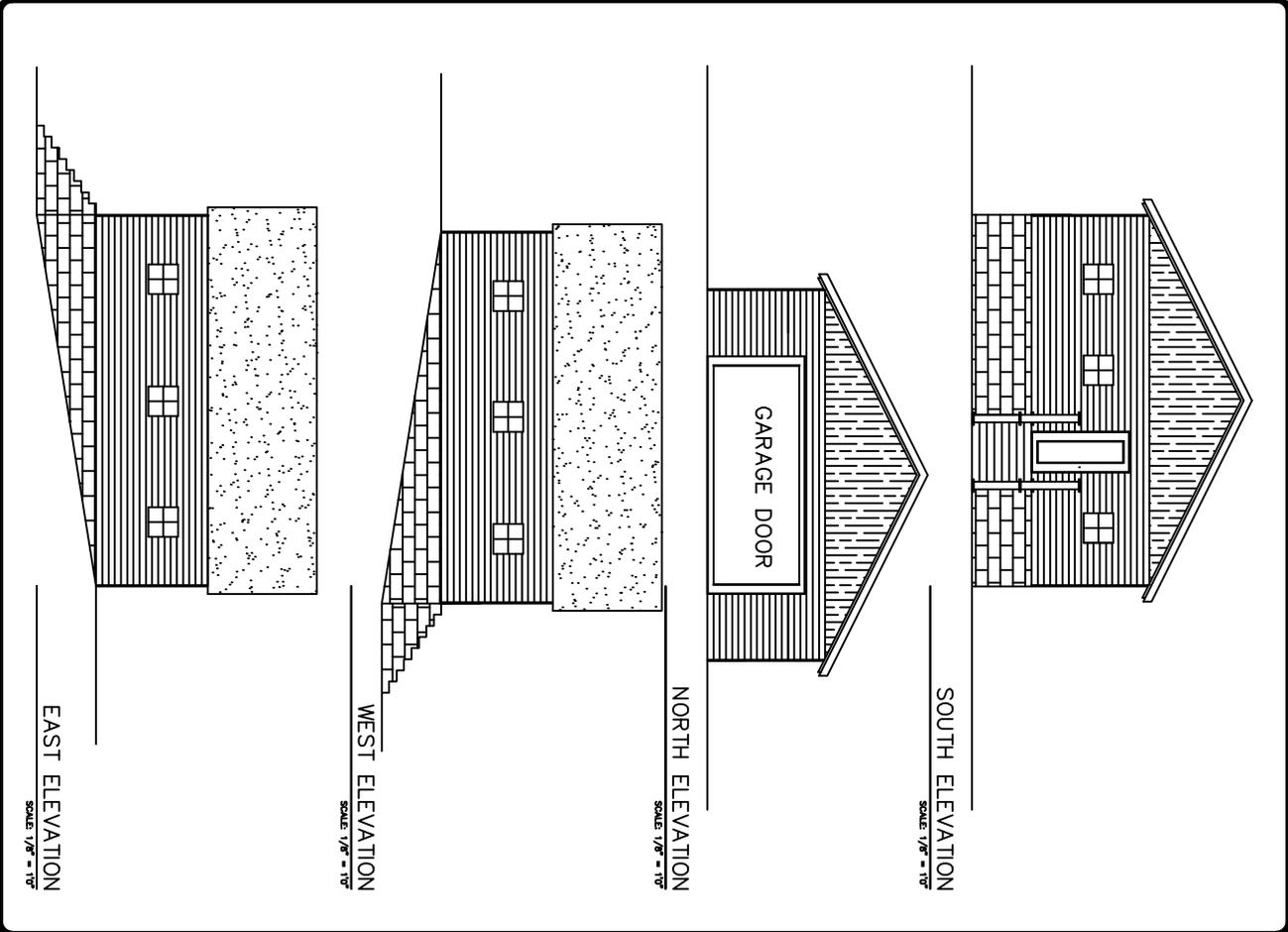
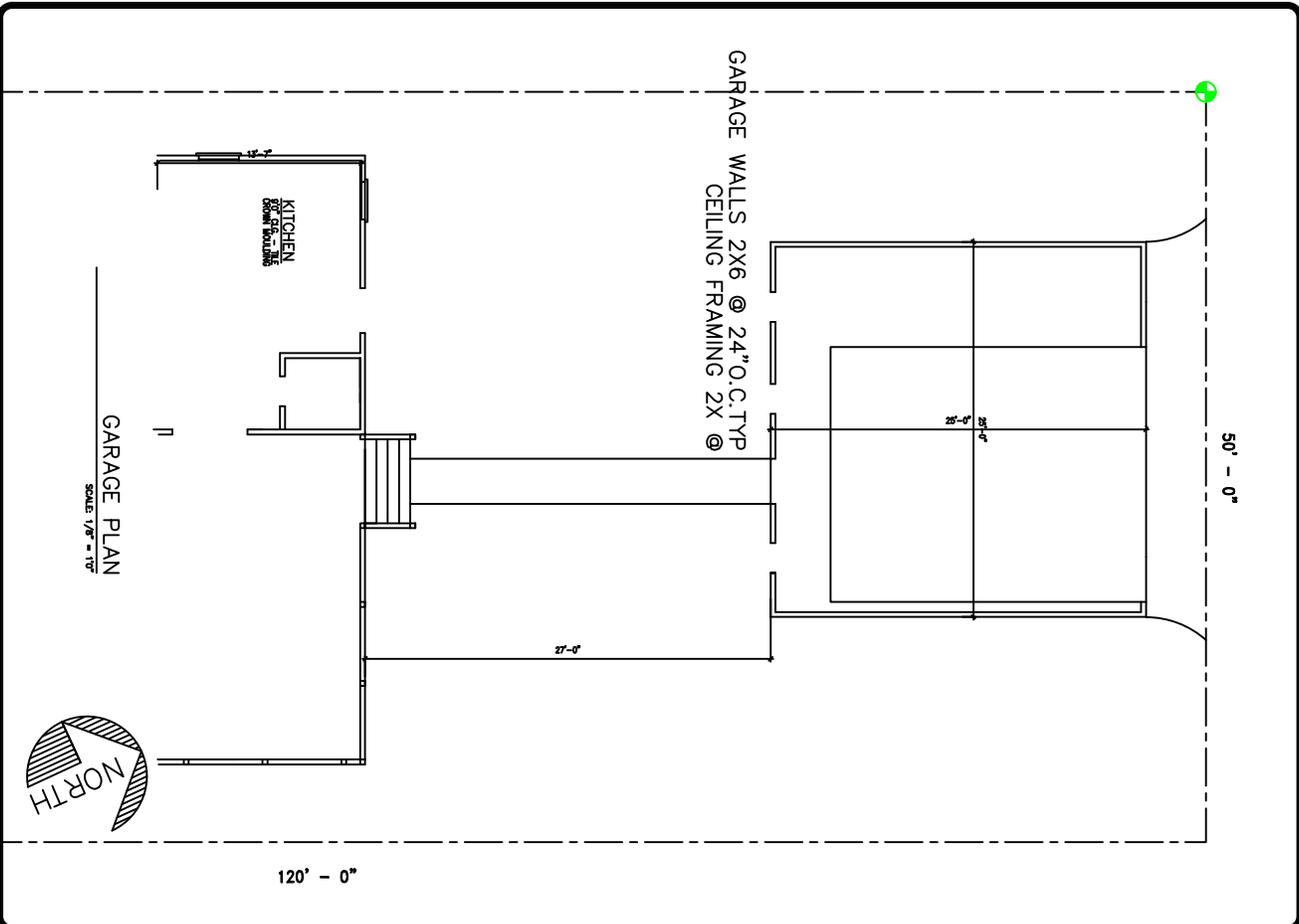
4. **New curb cuts are discouraged.** Residential driveways requiring curb cuts from a street or arterial are generally prohibited, unless the applicant can demonstrate by clear and convincing evidence that because of special circumstances not applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of this standard prevents alley-accessed parking. If approved, such curb cuts and approaches shall be consistent with the standards approved for the historic districts and on file in the Public Works Department.









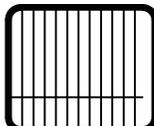


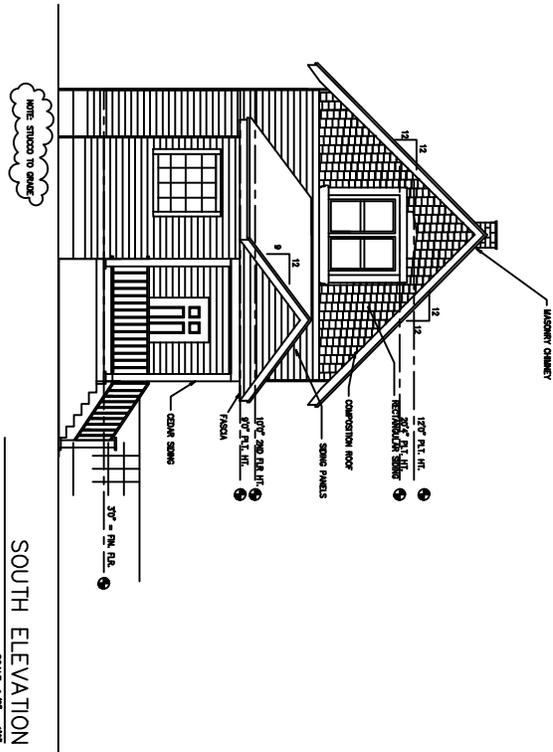
DATE	08/20/15
DRAWN BY	ASBG
CHECKED BY	ASBG
SCALE	1/8" = 1'-0"
NO. SHEETS	7
NO. REVISED	0
DATE REVISED	
BY	
SHEET	6

811 N Ainsworth Ave.
Tacoma, WA 98403
A Renovation by Red Pyramid, LLC
PERMITTING PLAN SET

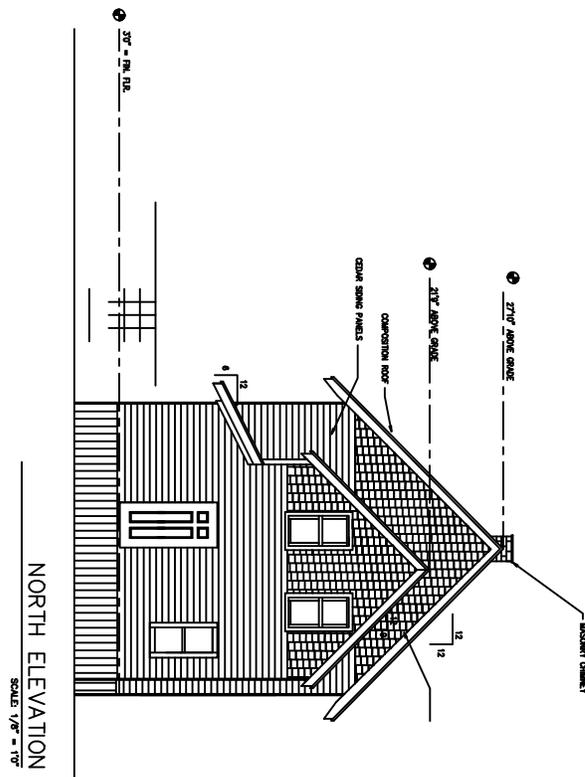
RED PYRAMID, LLC
1602 AMETHYST ST SE
CLYDE WA 98501
360-519-7545

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SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"

DATE	7/20/15
DESIGNED BY	ASB
SCALE	AS NOTED
SHEET	7

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