

**Members**

Katie Pratt, *Chair*  
Ken House, *Vice-Chair*  
Kevin Bartoy  
Roger Johnson  
Lysa Schloesser  
James Steel  
Eugene Thorne  
Jeff Williams



# Agenda

## Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

**Staff**

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

Date: September 13, 2017  
Location: 747 Market, Tacoma Municipal Bldg, Conference Room 243  
Time: 5:30 p.m.

**1. ROLL CALL**

**2. CONSENT AGENDA**

- A. Excusal of Absences
- B. Approval of Minutes: 8/23/17
- C. Administrative Review:
  - 4604 N. 38<sup>th</sup> St.—Solar panels
  - Lincoln and Stadium High Schools—Scoreboard signs
  - 912 N. Ainsworth Ave.—Patio door
  - 1016 N. 6<sup>th</sup> St.—Fence
  - 219 N. Tacoma Ave.—Painting
  - 415 N. J St.—Nonhistoric window replacement
  - 411 N. M St.—Staircase

**3. DESIGN REVIEW**

A. 723 North M Street (North Slope Historic District) <i>Roof Height</i>	John De Loma, MD Architects	10 mins
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**4. PRESERVATION PLANNING/BOARD BUSINESS**

A. Events and Activities Updates	Staff	5 mins
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**5. CHAIR COMMENTS**

*Next Regular Meeting: August 27, 2017, 747 Market Street, Tacoma Municipal Bldg., Rm. 243 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 [www.cityoftacoma.org/lpc-agenda](http://www.cityoftacoma.org/lpc-agenda). All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.*



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**Members**

Katie Pratt, *Chair*  
 Ken House, *Vice-Chair*  
 Roger Johnson  
 Lysa Schloesser  
 James Steel  
 Eugene Thorne  
 Jeff Williams  
 Kevin Bartoy  
 Ken House

# Draft



# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department

Marshall McClintock, North Slope Ex-Officio

**Staff**

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

Date: August 23, 2017

Location: 747 Market Street, Tacoma Municipal Building, Room 243

**Commission Members in Attendance:**

Katie Pratt, *Chair*  
 Ken House, *Vice-Chair*  
 Roger Johnson  
 Lysa Schloesser  
 James Steel  
 Eugene Thorne  
 Kevin Bartoy  
 Marshall McClintock

**Staff Present:**

Reuben McKnight  
 Lauren Hoogkamer  
 John Griffith

**Others Present:**

Patty Smith  
 Marion Weed  
 Laura Vaughn  
 Brian Brosnan  
 Micah Ross

**Commission Members Absent:**

Jeff Williams

Chair Katie Pratt called the meeting to order at 5:31 p.m.

**1. ROLL CALL****2. CONSENT AGENDA**

- A. Excusal of Absences
- B. Approval of Minutes: 7/26/17
- C. Administrative Review
  - 812 N. Ainsworth Ave.—Window upgrade
  - 511 N. Ainsworth Ave.—Garage repair
  - 1102 A St.—Sign design change
  - 624 N M St.—Garage rebuild

The consent agenda was approved.

**3. NAMING – PUBLIC**

- A. Gwilymn “Skip” Vaughn Trail (between S. 80th Street and S. 84th Street)

Ms. Hoogkamer read the staff report.

**BACKGROUND**

The Office of Environmental Services is requesting to name the new trail, between South 80<sup>th</sup> Street and South 84<sup>th</sup> Street, the Gwilymn “Skip” Vaughn Trail. The currently unnamed trail was referred to as the “Gravel Pit” or the 80<sup>th</sup> Street Regional Stormwater Holding Basin. The South Tacoma Neighborhood Council, of which Vaughn was president, nominated the naming of the trail to honor Vaughn on April 27, 2017. Skip Vaughn was known for his activism in the neighborhood around the trail. Newspaper articles highlighting Vaughn’s contributions, including his advocacy and financial support for the Wapato Hills Park and open space in Tacoma, are included in the packet. He

was also known as the “father” of the neighborhood council program. In 2002, the Washington State Senate honored Skip Vaughn for his activism.

On July 26, 2017, the Landmarks Preservation Commission voted to schedule the request for a public hearing. As of August 15, 2017, the Commission received three comments in favor of the naming request.

#### **ACTION REQUESTED**

There is no action required. The comment period will remain open for 30 days following the close of this hearing.

Chair Pratt invited members of the public to provide comments on the nomination. The following citizens provided comments:

Patty Smith, South Tacoma Neighborhood Council Chair, commented that Skip was her mentor and she learned a lot from him though she never thought she would be in his position. She commented that working with him had been wonderful and she was proud to recommend his name.

Marion Weed commented that she had known Skip for 25 years because they both sat on the committee that developed the neighborhood council program. She reviewed that he had just retired from Bremerton Navy Yards and took to community service to do good deeds in his neighborhood. Ms. Weed commented that they had followed what was happening in their neighborhood for many years. She commented that no one deserved the honor more than Skip. She was happy to second Patty’s thoughts on naming the trail.

Laura Vaughn commented that he would be very appreciative of the honor, because he was supportive of neighborhoods, parks, and playgrounds after retiring and he was doing that until his last breath.

Commissioner Schloesser commented that he seemed like a worthy nominee.

Chair Pratt declared the public hearing closed.

#### **4. DESIGN REVIEW**

##### **A. 2105 South C Street, JE Aubry Wagon & Auto Works Building (Individual Landmark)**

###### *Sign*

Ms. Hoogkamer read the staff report.

#### **BACKGROUND**

Built in 1910, this is an individual landmark on the Tacoma Register of historic Places. The applicant is proposing a 44”x104,” non-illuminated, aluminum panel sign near the top of the north-facing façade. The red sign would have a silver logo and lettering that reads “LANDAU ASSOCIATES.” The proposal includes cutout aluminum letters and a logo over the second front entrance. The 24”x72” lettering would be black and red. All drilling would be at the mortar joints.

#### **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, 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. The sign is compatible in size and materials.
3. The sign could be removed without harming the essential form and integrity of the building.

### **RECOMMENDATION**

Staff recommends approval of the application.

Commissioner Bartoy disclosed that he had managed a contract for one of the business in the building.

Commissioner Steel commented that he didn't think the signage would be very visible from the facing street due to the topography and the lower building in front of it, adding that it would only be visible from the intersection.

Commissioner Johnson asked if the vinyl sign being removed would be over the doorway. Mr. Brosnan responded that the sign was over the doorway. Additional images of the building were reviewed.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application for 2105 South C Street as submitted."

Motion: Steel

Second: Schloesser

The motion was approved unanimously.

#### **B. 616 North L Street (North Slope Historic District)**

##### *Siding*

Ms. Hoogkamer read the staff report.

### **BACKGROUND**

Built in 1901, this is a contributing property in the North Slope Historic District. The applicants are proposing to remove the layers of vinyl and asphalt siding that are covering the original cedar siding. If possible, they would like to retain and repair the cedar siding. However, records indicate that the home was damaged in a fire many years ago. If the original siding is not repairable, the applicants would like to reside the house with smooth-faced Hardiplank with a 4.5" reveal. Photographs from 1902 would be used to replicate the trim and cornice boards. No other exterior alterations are proposed.

### **ACTION REQUESTED**

Approval of the above scope of work.

### **STANDARDS**

#### **North Slope Historic District Design Guidelines for Exterior Siding and Materials**

1. **Avoid removal of large amounts of original siding.**
2. **Repair small areas of failure before replacing all siding.** It is rarely advisable to replace all of the existing siding on a home, both for conservation reasons and for cost reasons. Where there are areas of siding failure, it is most appropriate to spot repair as needed with small amounts of matching material. Where extensive damage, including rot or other failure, has occurred, siding should be replaced with as close a material and visual match as is feasible, including matching reveals, widths, configuration, patterns and detailing.
3. **Other materials/configurations.** It is not historically appropriate to replace deteriorated siding with substitute materials, unless it can be demonstrated that:

- The replacement material is a close visual match to the historic material and can be installed in a manner in which the historically character defining details may be reproduced (mitered corners, dentil molding, etc); and
- Replacement of the existing historic material is necessary, or the original material is no longer present; and
- There is no feasible alternative to using a substitute material due to cost or availability.

4. **Avoid changing the appearance, pattern or configuration of original siding.** The siding type, configuration, reveal, and shingle pattern all are important elements of a home's historic character.

#### **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. The original siding is currently covered with vinyl and asphalt siding. The applicants intend to repair the wood siding if possible.
3. Historic photographs will be used to replicate the trim.
4. HardiPlank siding has been approved in this district when other options have been determined infeasible (such as large areas of siding loss).

#### **RECOMMENDATION**

Staff recommends approval of the application.

Micah Ross, the owner, noted that they had the original trim and cornice to reference so that they could be matched.

Commissioner Schloesser asked if they knew where the fire had been located. Mr. Ross responded that the back just had a plank underlayment that they had found when removing some of the covering siding. He added that unlike the front and side, the back didn't have any lap siding and was not an addition. He commented that the cedar siding appeared to be in decent condition but there was lead paint and nail holes from the outer layers.

Commissioner Thorne commented that there appeared to be smoke damage in one of the photos, noting that the damage could be much more extensive depending on where the fire was. Mr. Ross commented that the fire damaged siding had been mostly removed and replaced with plank.

Commissioner Johnson asked if he would retain the siding on the north side if it was in good shape and. Mr. Ross responded that they would like to restore if possible, but were seeking approval to do the Hardie siding in case the contractor found that it was not restorable after removing the outer layers. Commissioner Johnson commented that he would prefer that they not take the cedar off. Mr. Ross commented that if they took it off on one side the concern would be the difference in materials, color, and how it would look over time. He added that he would prefer to use one type of material for the entire home.

Commissioner Steel commented that it was a great project and a good example something that they would like to encourage in the North Slope. He commented that if the siding on the north side was not in good shape or it was not financially reasonable to restore it, the Commission should allow it to be replaced with the condition that if any of the siding on one side of the house is in good condition they would like him to retain that. Mr. Ross commented that if the siding was in moderate shape, the contractor estimated that it would be double the cost to restore versus replacing.

Mr. McClintock concurred with Commissioner Steel's comments on leniency, suggesting that the Commission include an administrative review of the decision on whether it was in good enough condition so that the applicant would not have to return before the Commission. Chair Chase concurred with including the condition in the motion language, recommending that photo documentation be provided to staff if it was not repairable.

Commissioner Schloesser asked if the desire was to go with Hardie on all sides. Mr. Ross responded that the preference was to restore or do Hardie on all four sides as they did not want to mix the materials.

There was a motion

"I move that the Landmarks Preservation Commission approve the application for 616 North L Street as submitted

with the additional caveat that the applicant provide pictures or invitation for staff to review the siding after it is exposed and final approval can be pending through administrative review.”

Motion: Steel

Second: Schloesser

Commissioner Johnson reviewed that with a previous application for replacement of rough siding, the Commission had struggled far more with the decision on whether to allow it to be replaced with Hardie siding. He commented that if there is an intact elevation, it should stay cedar and not have the option to have the good historic material be ripped off and replaced with Hardie.

The motion was approved with Commissioner Johnson voting against.

## 5. PRESERVATION PLANNING/BOARD BUSINESS

### A. Events and Activities Updates

Ms. Hoogkamer discussed the following upcoming events and activities:

#### 2017 Events

1. 6<sup>th</sup> Avenue Walking Tour Recap
2. South Tacoma Way Walking Tour (11am, September 16th)
3. History Happy Hour Trivia Night (6pm @ The Swiss, September 20<sup>th</sup>)
4. Wood Windows Workshop (10:30am @ Earthwise Tacoma, September 23<sup>rd</sup>)
5. Social Justice Tour (TBD September 30<sup>th</sup>)
6. Prairie Line Trail Dedication and Artists Forum (4:30pm @ TAM, October 19<sup>th</sup>)
7. Fourth Annual Holiday Heritage Dance (Tour: 5pm; Dance: 6-9pm @ Browns Point Improvement Club, November 3<sup>rd</sup>)

## 6. CHAIR COMMENTS

Chair Pratt provided the following comments and updates:

- Brittany Flowers had resigned from the Commission.
- She asked that Commissioners not have side conversations during the meeting for the sake of the audio recording of the meeting.
- She commented that if someone asked a Commissioner for advice regarding historic properties going to design review, they needed to refer them to staff.
- The Tacoma Bible Presbyterian Church was having a three day rummage sale.

The meeting was adjourned at 6:02 p.m.





STAFF REPORT

September 13, 2017

DESIGN REVIEW

**AGENDA ITEM 3A: 723 North M Street (North Slope Historic District)**

*John De Loma, MD Architects*

**BACKGROUND**

Built in 1919, this property is a contributing structure in the North Slope Historic District. On March 22, 2017 and April 26, 2017, the Landmarks Preservation Commission was briefed on options to increase the roof height. During both briefings the Commission commented that the proposals did not meet the district design guidelines, particularly with regard to increasing the height of primary ridgelines; the minutes from those meetings are included in the packet.

Previous designs included a proposal to raise the main ridge height 8'3" and add a front dormer, and a proposal to increase the main ridge height 3'10" with no new front dormer. In both cases, the Commission felt that the proposals altered the home too significantly and did not meet the guidelines.

The applicant is now seeking approval for an alternative design that would increase the roof height 3'10" to accommodate additional living space. The proposal includes a new front dormer and increase the existing roof pitch from 4:12 to 6:12, with new windows and siding to match the existing materials.

**ACTION REQUESTED**

Approval of the above scope of work.

**STANDARDS**

**North Slope Historic District Design Guidelines**

**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 20<sup>th</sup> 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, non-historic addition).

### 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. The applicant previously submitted designs for briefing feedback on March 22 and April 26, 2017. In both cases, the Landmarks Preservation Commission indicated that, while sympathetic to the desire of the owners to remain in their current home, the proposals to increase the height of the home did not meet the North Slope Design Guidelines.
3. The current proposal increases the ridge height by 3'10", which does not appear to meet the guidelines for Roofs, which states, "*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. The proposal also adds a front dormer and raises the height of the rear wing. The front dormer does not appear to meet the guidelines, which state, "*Changes to the roof form should be located to the rear and less visible sides of a home.*" However, the addition to the rear of the home appears to meet the guidelines.
5. The proposed materials and colors, which will match what currently exists on the home, are consistent with the district guidelines for materials.
6. The overall design approach to the addition appears to be compatible with the existing architectural style of the home; however, as a total second story replacement it is seamless and is not reversible, which does not appear to meet the guidelines for additions, which state, "*Additions should be removable in the future without harming the character defining elements on the principal structure,*" and "*Seamless additions are discouraged. There should be a clear visual break between the old structure and the new.*"
7. The application refers to a roof height increase and dormer addition at 1303 N 7<sup>th</sup>, which was approved previously by the Landmarks Preservation Commission. However, this approval was issued in 2007, prior to the adoption of the current North Slope Historic District Guidelines (adopted in 2012 and most recently updated in 2016). The previous design guidelines did not contain a provision relating to raising roof height or adding dormers.
8. The application states that the revised design attempts to take into account the input from the commission in previous briefings and to minimize the visual impact from the roof change. Regarding balancing feasibility with application of the guidelines, the guidelines state, "*Guidelines should be applied reasonably. When applying the guidelines, the Commission will be considerate of clearly documented cases of economic hardship. Application of these guidelines is not intended to deprive a property owner of reasonable use of their property.*"

**RECOMMENDATION**

Staff defers recommendation.

Recommended language for approval:

*I move that the Landmarks Preservation Commission approve the application for 723 N. M Street, as submitted.*

Recommended language for denial:

*I move that the Landmarks Preservation Commission deny the application for 723 N. M Street, finding that it does not meet the following North Slope Design Guidelines [cite guidelines].*

**PRESERVATION PLANNING/BOARD BUSINESS**

**AGENDA ITEM 4A: Events & Activities Update**

Staff

**2017 Events**

1. South Tacoma Way Walking Tour (11am, September 16th)
2. History Happy Hour Trivia Night (6pm @ The Swiss, September 20<sup>th</sup>)
3. Wood Windows Workshop (10:30am @ Earthwise Tacoma, September 23<sup>rd</sup>)
4. Prairie Line Trail Celebration and Artists Forum (4:30pm @ TAM, October 19<sup>th</sup>)
5. Fourth Annual Holiday Heritage Dance: Browns Point Bop (Tour: 5pm; Dance: 6-9pm @ Browns Point Improvement Club, November 3<sup>rd</sup>)



**Landmarks Preservation Commission**  
**Planning and Development Services Department**



747 Market Street ❖ Room 1036 ❖ Tacoma WA 98402-3793 ❖ 253.591.5220

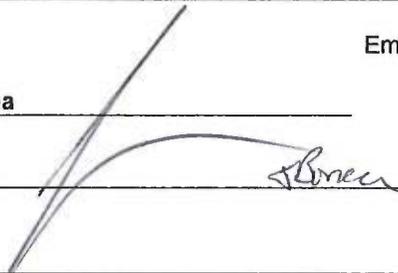
**APPLICATION FOR DESIGN REVIEW  
 FOR SINGLE FAMILY RESIDENTIAL PROPERTIES**

*Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic homes and neighborhoods, please call the Historic Preservation Office at 253.591.5254.*

**PART 1: APPLICANT INFORMATION**

House Address 723 North M Street Landmark/Conservation District (if applicable) \_\_\_\_\_

**OWNER INFORMATION**

Name (printed) Jared Bonea Email jaredbonea@gmail.com  
 Address (if different than above) \_\_\_\_\_ Phone (253) 223-2991  
 Homeowner's Signature\* 

*\*Application must be signed by the property owner to be processed.*

**CONTRACTOR INFORMATION**

*If application will be presented by a representative or contractor, please fill in the following:*

Representative's Name John De Loma Company MD Designs  
 Address 3220 North 26<sup>th</sup> Street Tacoma, WA 98407  
 Email md@mdarchitects.net Phone (253) 756-1652

**FOR OFFICE USE ONLY**

**PRELIMINARY PLAN CHECK**

CHECKED FOR BUILDING CODE:\* \_\_\_\_\_

LAND USE/ZONING:  
 VARIANCE REQUIRED? \_\_\_\_\_ CUP REQUIRED? \_\_\_\_\_

\*PRELIMINARY PLAN CHECK IS NOT AN APPROVAL OF A PROJECT. A SEPARATE PERMIT APPLICATION MAY BE REQUIRED.

**APPLICATION FEE (please see page 2)**

*Estimated Project Cost, rounded to nearest \$1000* \$20,000.00

*Application Fee Enclosed* \$500.00

## PART 2: INFORMATION FOR APPLICANTS

### \*NEW\* FEE SCHEDULE

#### Fee Schedule

On December 18, 2012 City Council approved a new general services fee schedule that includes new fees for design review and demolition review of historic buildings (Res. No. 38588). The new fees are as follows:

Estimated project cost (determined by applicant)	Application Fee
\$0 – 5000	\$175
Each additional \$1000	\$25
Maximum fee	\$500

#### PLEASE NOTE:

1. Fees are required only once per application.
2. If an application is denied by the Landmarks Commission, and a new application is submitted for the same project, new fees may apply.
3. Demolition fees are applied to cover the cost of public hearings, but may not be required for the removal of certain accessory structures.

### HOW TO USE THIS FORM

#### STEPS FOR APPLICANTS

1. **Begin the application consultation process with [www.tacomapermits.org](http://www.tacomapermits.org) to identify code-compliance issues and required permits.** Presubmittal conferences with Commercial Plan Review may be required for major projects and should occur prior to Landmarks Commission review of your project. **If variances are required for your project, contact the Historic Preservation Office before submitting your application.** Variances or conditional use approvals that may affect the exterior design of the project must be resolved prior to Landmarks Commission review.
2. **Review the Standards and Guidelines for Historic Buildings.** Many homeowners want to know whether their project will be approved by the Commission ahead of the meeting. The Landmarks Commission reviews projects according to design guidelines and the Secretary of the Interior's Guidelines for Rehabilitation. This information is available online at [www.cityoftacoma.org/HistoricPreservation](http://www.cityoftacoma.org/HistoricPreservation).
3. **Fill out this form in its ENTIRETY.**
4. **Find the correct checklist for your project, and submit the required supporting documentation.** Part 4 of this form outlines which checklist to use for your project. There are three checklists, but you only need to use one.
5. **Submit it to the Historic Preservation Office with the APPLICATION FEE.** The Landmarks Commission meets on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of each month, and applications are due to this office TWO WEEKS in advance. When your application has been scheduled for review, you will be notified.

#### WHERE TO GO:

Permit Intake Center  
City of Tacoma, Planning and Development  
Services Department  
747 Market Street, 3<sup>rd</sup> Floor  
253-591-5030

OR email form to:  
[landmarks@cityoftacoma.org](mailto:landmarks@cityoftacoma.org)

### **PART 3: PROJECT DESCRIPTION**

Please describe below the overall scope of work, including all proposed new construction, changes to existing buildings, and any elements to be removed and replaced. *(For complex remodeling projects, it may be beneficial to divide the description into different areas [north façade, west façade] or by type of work [windows, doors, siding]).*

Attach additional pages if needed.

Remodel to existing 965 sq ft single-story with basement, single-family residence with the intent of accommodating additional living quarters for a family of four. Existing two bedroom one bath 1921 Bungalow has undergone minimal changes other than cosmetic improvements. The intent of this project is to accommodate additional living quarters with the addition of a second floor while following the designs of the original 1921 Bungalow. This proposed roof line will undergo a change in roof height to the minimum to allow a 7'-0" ceiling height for living quarters. This design will use the same formula in height increase as did the residence located at 1303 North 7<sup>th</sup> Street. The proposed remodel/addition will match all existing details including the shingles and decorative brackets. With this change the house will provide additional long term livability for the Bonea's all the while retaining a residence taking care of their property in the Tacoma Historic District.

## PART 4: SUPPLEMENTS

### How to Use This Table

The following is a table of common projects divided into Categories. For each Category of work there is a corresponding **checklist** designed to help you include the information required for your application.

Find the type of work you are proposing, and download the corresponding checklist to attach to your application.

If you have any questions regarding what information should be included in your application, please call the Historic Preservation Office at 253-591-5254.

**NOTE: ONLY USE ONE CHECKLIST**

x Use	Checklist A for:	Detached garages New porches Decks Additions Foundations Other Major Work (call the Historic Preservation Officer with questions)	p. 5
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## RESIDENTIAL APPLICATION CHECKLIST A

(For Garages, Porches, Decks, Additions, Foundations and other Major Projects)

CHECKLIST to include the following:\*

<input type="checkbox"/>	Accurate Measured Site Plan (which shows ridgelines and dormers of <u>existing</u> and <u>new</u> buildings)
<input type="checkbox"/>	Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated)
<input type="checkbox"/>	Clear and labeled photograph(s) of Site and surrounding area
<input type="checkbox"/>	Detail illustrations of trim, casing, balusters, posts and railings (if applicable)
<input type="checkbox"/>	Material samples (ie. stained glass, or if proposing uncommon material)
<input type="checkbox"/>	Paint samples (from hardware store)

In addition to the above, please provide the following information:

Size of new construction (footprint, i.e. 22 X 30'):	<u>Proposed addition to fit within existing foot print of home.</u>
Overall height and pitch of roof (for new buildings):	<u>Increase existing roof line from 4:12 to 6:12</u>
Exterior cladding material(s):	<u>Match existing siding</u>
Window types and materials:	<u>Match existing windows</u>
Door types and materials:	<u>N/A</u>
Window trim (attach drawings, catalog sheets, etc. if necessary):	<u>Match existing window trim</u>
Roof Material:	<u>40 year Arch Comp.</u>

<b>*ADDITIONAL TIPS</b>
<ul style="list-style-type: none"><li>• Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.</li><li>• For information about drawing site plans, please refer to BLUS Publication B1, Site Plan</li><li>• Elevations should be scale drawings and should include dimensions, heights, window and door locations, eave overhangs, trim details, and the locations of materials and other elements.</li><li>• Please include a photograph of existing house (for new garages if the new garage is to match any existing features of the house)</li><li>• For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Office for more information.</li></ul>

# MD Designs

**Residential/Commercial + Urban Design**

Ph 253.756.1652 Fx 253.756 2025

Designer:

MD Designs

3220 North 26<sup>th</sup> Street

Tacoma, WA 98407

Client:

Bonea Residence

723 North M Street

Tacoma, WA 98403

Parcel #2037250010

Attn: Tacoma Landmarks Preservation Commission

Project Description:

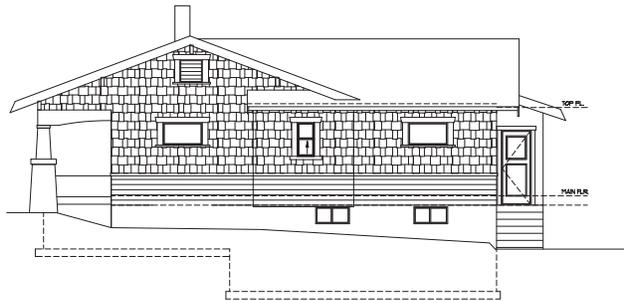
Remodel to existing 965 sq ft single-story with basement, single-family residence with the intent of accommodating additional living quarters for a family of four. Existing two bedroom one bath 1921 Bungalow has undergone minimal changes other than cosmetic improvements. Project concept is to accommodate additional living quarters with the addition of a second floor while following the designs of the original 1921 Bungalow. This is a third attempt to accomplish additional living areas using the area above their current living quarters. This proposed roof line will undergo a change in roof line to the minimum to allow a 7'-0" ceiling height for living quarters. This change was very common during the 1930-1950 remodels of Bungalow houses to achieve better accommodations for post war residences. In the first and second presentations the concern of disturbing the existing roof line and changing the whole character was taken into consideration. This design will use the same formula in height increase as did the residence located at 1303 North 7<sup>th</sup> Street. The proposed remodel/addition will match all existing details including the shingles and decorative brackets. With this change the house will provide additional long term livability for the Bonea's all the while retaining a residence taking care of their property in the Tacoma Historic District.

Sincerely,

*John De Loma*

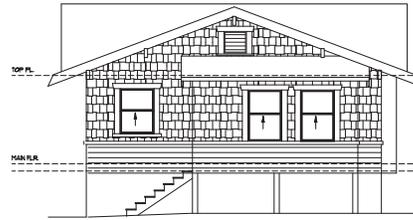
John P. De Loma

Principal Owner



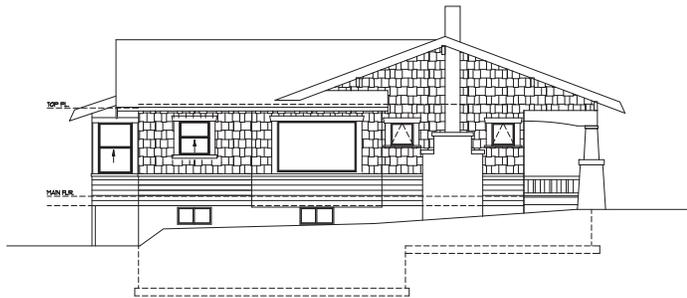
EAST ELEVATION

SCALE : 1/4" = 1'-0"



NORTH ELEVATION

SCALE : 1/4" = 1'-0"



WEST ELEVATION

SCALE : 1/4" = 1'-0"



SOUTH ELEVATION

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SCALE : 1/4" = 1'-0"

NOT FOR PERMIT

BONEA RESIDENCE

PARCEL #2037250010  
723 N 7th ST  
TACOMA, WA 98403 - 1411

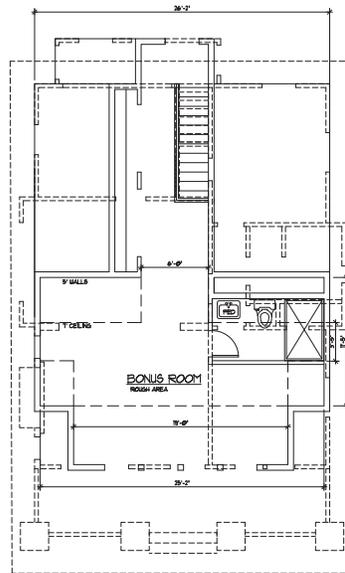
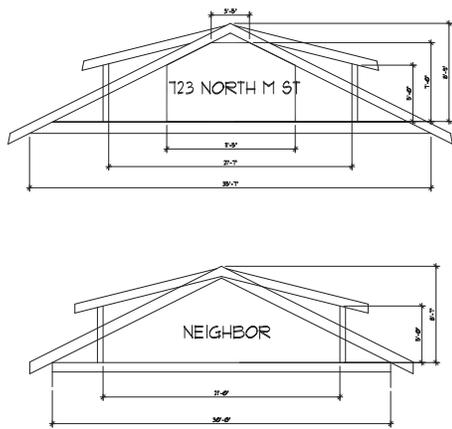
**MD Designs**

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3220 North 26th Street, Tacoma, WA 98407  
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EXISTING ELEVATIONS

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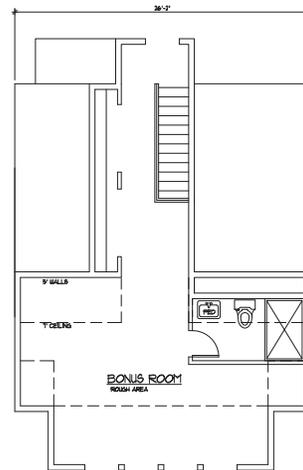
<b>A1</b>	DATE: 09/01/11
<b>3</b>	REVISION: JPD
	PROJECT: A BONEA



PROPOSED UPPER FLOOR PLAN OVERLAY

©2017 MD Designs

SCALE : 1/4" = 1'-0"



PROPOSED UPPER FLOOR PLAN

©2017 MD Designs

SCALE : 1/4" = 1'-0"

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PARCEL #2037250010  
723 N M ST  
TACOMA, WA 98403 - 1411

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PROPOSED UPPER FLOOR

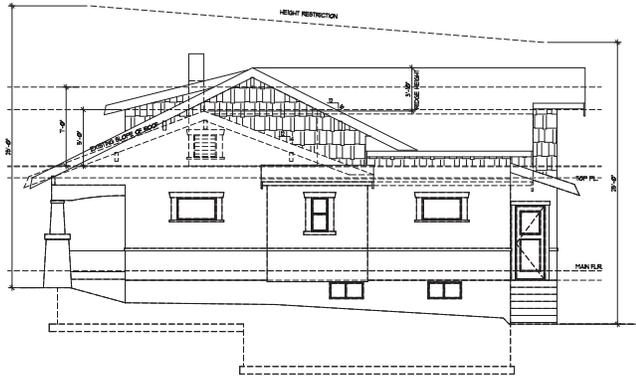
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<b>A2</b>	DATE: 09/01/17
	DESIGNER: JPD
<b>3</b>	PROJECT #: 10001



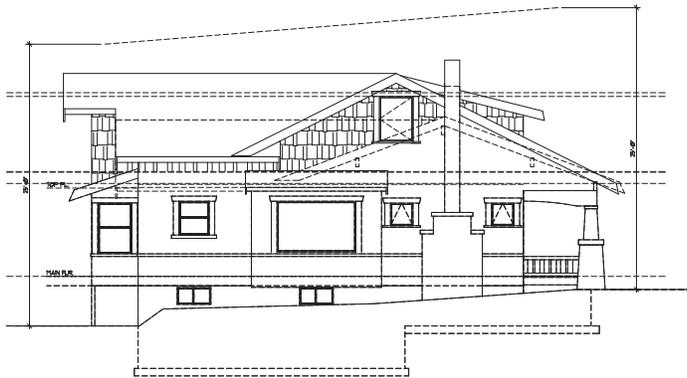
NORTH ELEVATION

SCALE : 1/4" = 1'-0"



EAST ELEVATION

SCALE : 1/4" = 1'-0"



WEST ELEVATION

SCALE : 1/4" = 1'-0"



SOUTH ELEVATION

©2017 MD Designs

SCALE : 1/4" = 1'-0"

NOTE: ROOF PITCH CHANGE AND INCREASE OF HEIGHT MATCHING SAME DESIGN AS 1309 N. 11TH STREET JULY 25TH 2007

NOT FOR PERMIT

PARCEL #2037250010  
723 N 7th ST  
TACOMA, WA 98403 - 1411

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PROPOSED ELEVATIONS

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**A3**

DATE: 09/01/17

**3**

DESIGNER: JPD

PROJECT: A 03/02





Reference Images: 1303 N 7th Street







723 N M St

6000'S HOUSE

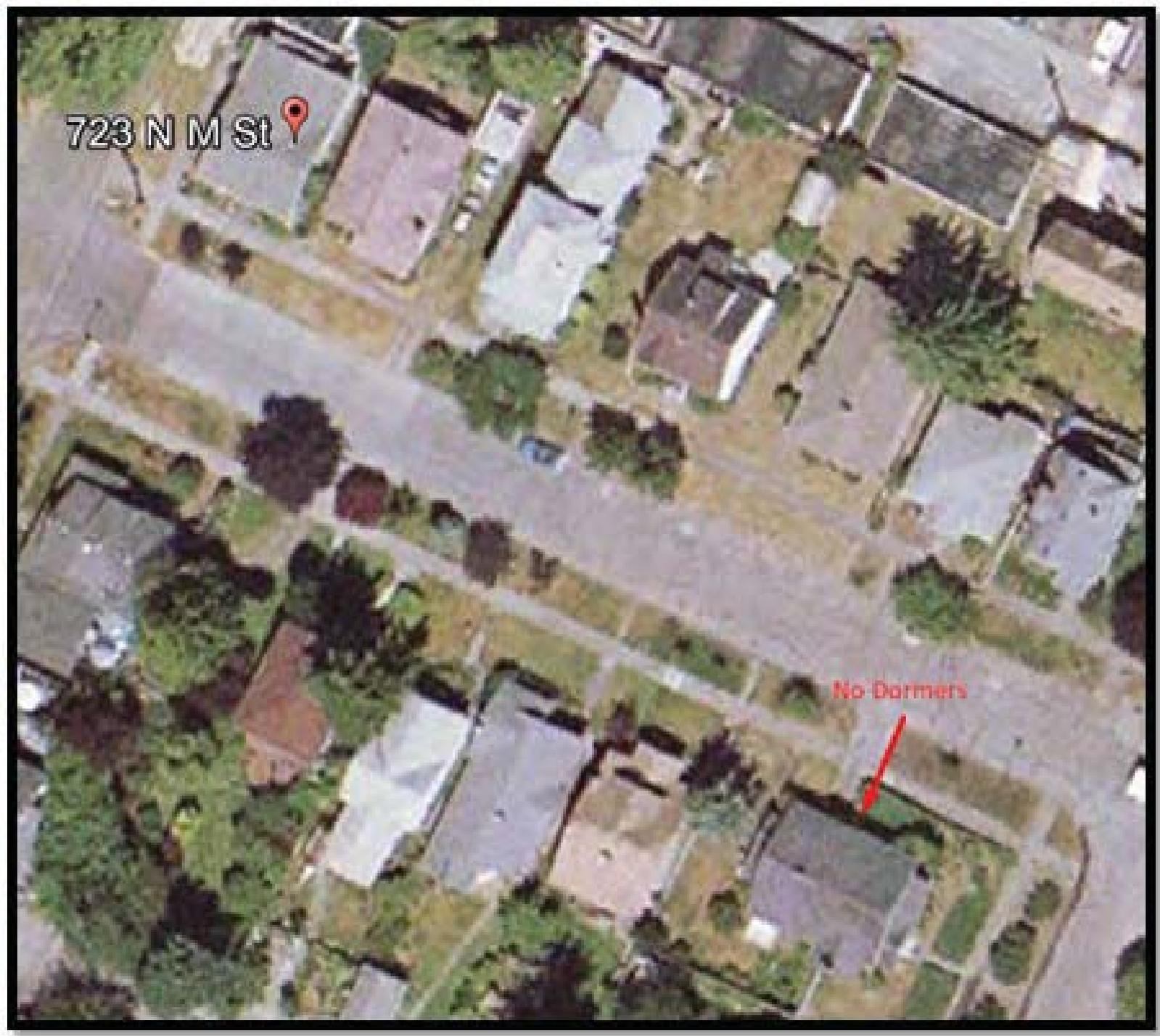
1300 N 700 2000'



723 N M St

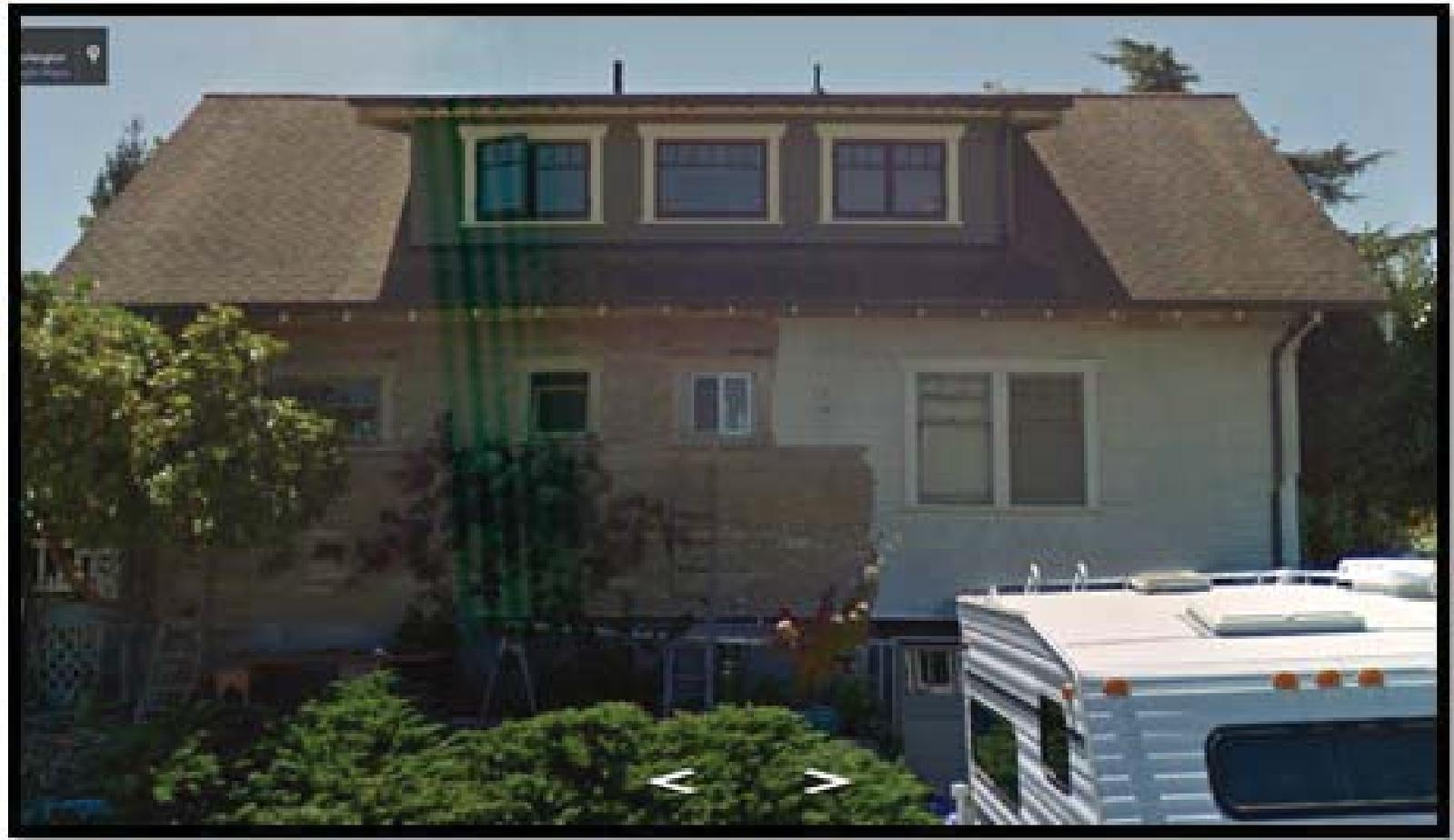


No Dormers









## Members

Katie Pratt, *Chair*  
Jonah Jensen, *Vice-Chair*  
Brittani Flowers  
Roger Johnson  
Lysa Schloesser  
James Steel  
Eugene Thorne  
Jeff Williams  
Kevin Bartoy  
Ken House



# MINUTES

## 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: March 22, 2017

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

### Commission Members in Attendance:

Katie Pratt, *Chair*  
Roger Johnson  
Lysa Schloesser  
James Steel  
Eugene Thorne  
Jeff Williams  
Kevin Bartoy  
Ken House  
Marshall McClintock

### Staff Present:

Reuben McKnight  
Lauren Hoogkamer  
John Griffith  
Anneka Olson

### Others Present:

Susan Johnson  
Dave Bonewitz  
Kimberly Shoemake-Medlock  
John De Loma  
Ben Mauk

### Commission Members Absent:

Jonah Jensen, *Vice-Chair*  
Brittani Flowers

Chair Katie Pratt called the meeting to order at 5:33 p.m.

### 1. ROLL CALL

### 2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 3/8/17

The consent agenda was approved.

### 3. TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING

- A. 1019 Pacific Avenue, the Washington Building/Scandinavian American Bank Building

Chair Pratt recused herself from item 3.A. As the Vice-Chair was absent from the meeting, Commissioner House volunteered to temporarily be Chair for the item.

Commissioner House called the public hearing to order and reviewed the hearing procedures.

Ms. Hoogkamer read the staff report.

#### BACKGROUND

The Washington Building/Scandinavian American Bank Building, at 1019 Pacific Avenue, was built in 1925. The Beaux Arts Style Building, once the tallest in Tacoma, is already listed on the National Register of Historic Places. The building was designed by prominent architects Frederick Webber and Doyle & Merriam and built by Rounds-Clist. The period of significance is 1925, when the building was completed, until 1943 when the original owners sold the building. The building was originally designed as the Scandinavian Bank Building; however, the bank failed before construction could be completed. Architects Doyle & Merriam were hired to complete the building, renamed the Washington Building, in 1924. Its steel frame skeleton was the inspiration for the Tacoma-based Flitcraft Parable, which appears in Dashiell Hammett's *Maltese Falcon*. The building is nominated under Criterion A for its association

with the development of Tacoma's downtown commercial district; Criterion C as an excellent example of a Beaux Arts-style commercial building designed by Webber, Doyle & Merriam; and Criterion F a familiar and established visual feature in downtown Tacoma.

### **REQUESTED ACTION**

The purpose of this hearing is to hear public comment and determine whether the nominated property meets the criteria for designation and should be scheduled for City Council.

### **EFFECTS OF NOMINATION**

- Future changes to the exterior 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.
- The property will become eligible for the Historic Conditional Use Permit.

### **STANDARDS**

The property is nominated under the following criteria:

- A. *Is associated with events that have made a significant contribution to the broad patterns of our history; or*
- 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;*
- F. *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.*

### **ANALYSIS**

1. At 92-years-old the property meets the age threshold criterion.
2. The property retains its integrity, including its original massing, scale, materials, and design elements such as the detailed cornice; however, most of the 600 windows were replaced with aluminum in 1964. The storefronts and doors are also not original.
3. The building meets Criterion A for its association with the development of Tacoma's downtown commercial district; Criterion C as an excellent example of a Beaux Arts-style commercial building designed by Webber, Doyle & Merriam; and Criterion F a familiar and established visual feature in downtown Tacoma.

### **RECOMMENDATION**

The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

Commissioner House called for public testimony.

Susan Johnson, Artifacts Consulting, commented that it seemed like a appropriate nomination as the building was already on the national register. She thanked the Commission for considering the building for the Tacoma Register.

There was a motion.

"I move that the Landmarks Preservation Commission recommend to City Council that the Washington Building/Scandinavian Bank Building be included on the Tacoma Register of Historic Places, including the following elements: the Beaux-Arts style building with a cornice, finding that it does meet Criteria A, C, and F."

Motion: Johnson

Second: Bartoy

The motion was approved unanimously.

B. 5717 Roberts Garden Road, Point Defiance Lodge

Chair Pratt reviewed the hearing procedures.

Ms. Hoogkamer read the staff report.

### **BACKGROUND**

The Point Defiance Lodge building, at 5717 North Roberts Garden Road in Point Defiance Park, was built in 1898. The building was designed by architect Charles A. Darmer and built by Albert Miller; it is the only original park structure still in existence. The lodge was built as a residence for Ebenezer Rhys Roberts, the landscape gardener hired to work with landscape architect Edward Otto Schwagerl to develop Point Defiance into a park. The building is nominated under Criterion A for its association with the development of Point Defiance Park; and Criterion C as the work of prominent architect Charles A. Darmer. The style is Queen Anne design, with Swiss Chalet elements, although Darmer himself called the design "rustic." The period of significance is the build date. In 1980, the lodge was converted from a private residence to a rental facility. In 2012 it became a visitor center. On February 22, 2017, the Landmarks Preservation Commission amended the nomination to include the interior entryway, sitting room, and parlor; as well as Criterion F as an established and familiar visual feature in Point Defiance Park.

### **REQUESTED ACTION**

The purpose of this hearing is to hear public comment and determine whether the nominated property meets the criteria for designation and should be scheduled for City Council.

### **EFFECTS OF NOMINATION**

- Future changes to the exterior 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.
- The property will become eligible for the Historic Conditional Use Permit.

### **STANDARDS**

The property is nominated under the following criteria:

- A. *Is associated with events that have made a significant contribution to the broad patterns of our history; or*
- 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;*

The Landmarks Preservation Commission recommended designation under the additional criterion of:

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

### **ANALYSIS**

1. At 119-years-old the property meets the age threshold criterion.
2. The property retains a high degree of integrity; it retains its original setting, design, and materials (some have been replaced in-kind). There have been minimal exterior changes such as remodeling the southeast corner to accommodate a bathroom and modern kitchen at an unknown date. The lodge was first painted in 1930 and in 1907 minor exterior changes were also made. Unknown repairs were made after a fire in 1925. Changes older

than 50 years may be significant in their own right. In 1988, minor repairs and ADA upgrades were made, most of which were interior. At this time, the concrete ADA ramp was added to the front of the house.

3. The building meets Criterion A for its association with the development of Point Defiance Park; Criterion C as the work of prominent architect Charles A. Darmer; and Criterion F as an established and familiar visual feature in Point Defiance Park.

#### **RECOMMENDATION**

The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, staff recommends that the nomination be forwarded to City Council with a recommendation for designation of the following elements:

- Point Defiance Lodge exterior
- The interior entryway, sitting room, and parlor

There were no comments from the public regarding the nomination.

There was a motion.

"I move that the Landmarks Preservation Commission recommend to City Council that the Point Defiance Lodge be included on the Tacoma Register of Historic Places, including the following elements: the lodge exterior, interior entryway, sitting room, and parlor finding that it does meet Criteria A, C, and F."

Motion: Williams

Second: Schloesser

The motion was approved unanimously.

Chair Pratt declared the public hearing closed.

#### **4. BOARD BRIEFINGS**

- A. 1701 Pacific Avenue, Tacoma Art Museum (Union Station Conservation District)

##### *Addition*

Commissioner Williams recused himself from the item.

Mr. McKnight read the staff report.

#### **BACKGROUND**

The Tacoma Art Museum is planning a new addition on the north end of the existing 71,921sf building. The new 6,860sf addition will house the Benaroya collection and tell the story of the studio glass art movement. The exterior material of the addition would match the existing structure. Pursuant to TMC 13.05.047 design review is required for additions to existing buildings within the Union Station Conservation District. The design team is seeking feedback on the proposed design before submitting for formal approval from the Landmarks Preservation Commission.

Dave Bonewitz, Tacoma Art Museum Project Manager, reviewed that the museum had the great fortune to receive another collection and an endowment to support it. He reported that it would not be as large as a previous addition, but it would be significant to the museum.

Kimberly Shoemake-Medlock, Olson Kundig Project Manager, provided an overview of the addition. She reviewed the site of the new addition on the north side of the museum. It was noted that the area of work for the addition would be at the level of the existing galleries. She reviewed context photos showing different views of the location where the addition was proposed including from Pacific Avenue and from I-705. The addition to the building built in 2001 was discussed, Ms. Shoemake-Medlock noting the materials used including stainless steel panels, a glass and steel curtain wall, and cast concrete at the base of the building. Ms. Shoemake-Medlock reported that the existing envelope of the building would be penetrated at the window to make the entry into the new gallery. Mr. Bonewitz noted that it would be a single story addition, though it appeared to be on a second story. Ms. Shoemake-Medlock commented that they would be using the same materials as the existing building for the addition. Mr. Bonewitz

discussed the section of the Prairie Line Trail that would be outside of the new addition, commenting that they wanted people to be able to see into the building so that there would be a relationship between the glass art in the gallery and the art on the trail. He noted that there would be a glass window box overlooking the Prairie-Line Trail.

The overall plans for the museum were reviewed. Ms. Shoemake-Medlock reported that at the ground level they were adding only an emergency egress stair. On the second level there would be the egress stair and an addition to the mechanical room. At the gallery level there would be the footprint for the new addition. Ms. Shoemake-Medlock noted that they were adding 62 feet of building on the Hood street side. Interior renders of the expansion were reviewed. Ms. Shoemake-Medlock discussed the interior views which showed different perspectives from within the gallery. Elevation drawings and plans were discussed.

Commissioner Steel commented that the curtain wall looked transparent and frosted at the top and bottom in the rendering, while the glazing on the existing building was dark and non-transparent. He asked if there was a plan for a different kind of glazing. Ms. Shoemake-Medlock responded that they would not be using tinted glass, but insulated glazing units that would have low-e coating and no tint. Mr. Bonewitz commented that with the Haub addition they had replaced much of the ground level glass with clear glass so people could see into the museum and that they were keeping with what was changed on the Haub side.

Commissioner Steel noted that the window being replaced with the connection to the new addition had been oriented to the 11th Street Bridge and framed that view. He asked if the new addition would create that relationship. Mr. Bonewitz responded that they had not considered it, because there was a lot of concern about how much light they were bringing into the gallery space. Commissioner Steel suggested that they look at whether a view like that could be integrated in the new addition.

Commissioner House asked if the exterior of the addition would be identical to the original. Ms. Shoemake-Medlock responded that it would be very close, though the panel product used for the original building was not available anymore, but they were matching it as closely as they could.

Commissioner House commented that the original building was one of the most significant modern buildings in Tacoma. He commented that the two things that he noticed were the loss of the window feature and loss of where the horizontal window turns the corner. He commented that what he appreciated about the design was the relationship of the blank wall and the window structure.

Mr. McClintock asked if the addition would sit proud of the original building. Ms. Shoemake-Medlock responded that only the glazed portion would.

Commissioner Schloesser asked how they would handle where the two elevations met. Ms. Shoemake-Medlock responded that they were required to have a seismic expansion joint.

Chair Pratt commented that she liked that the addition was subservient to the larger building and that she appreciated the viewing window which would create a connection with the trail.

B. 616 North K Street

*Rehabilitation*

Ms. Hoogkamer read the staff report.

**BACKGROUND**

Built in 1913, this property is a contributing structure in the North Slope Historic District. This home was badly damaged by fire, a few years ago, and subsequently water intrusion. The current owner is planning extensive rehabilitation work to repair the damage and remodel the home and is seeking the Commissions feedback on design options. Due to the degree of fire and water damage, the entire roof will have to be rebuilt. The condition of the original siding, underneath the vinyl, is not yet known. The owner would like to salvage as much original material as possible.

The applicant reported that the home had sustained extensive damage and that they wanted to restore it rather than tearing it down. He noted that many of the windows were vinyl and that they wanted to make them into single hung vinyl to get it closer to the way it would have looked originally. He commented that they wanted to square the building off to make it an American Foursquare, fix the pitch to match what it should look like, and extend the roof with

trusses.

Mr. McKnight reviewed that the home had been vacant for a while after being badly fire damaged. He reported that the home currently had flat pitched shed dormers on the side and an addition to the rear where the majority of fire damage had been. He reviewed that the proposal would include replacing the side dormers with hip dormers and bringing the addition in the back out to the wall plane, squaring the house. He noted that they were seeking feedback on the extension of the rear addition, the dormers, and the siding.

Mr. McClintock commented that they were happy in the neighborhood that the building was not going to be torn down. He asked if the pitch where they were adding for the hip roofs would come in at the same level. The applicant confirmed that it would. Mr. McClintock asked if there would be steps going down from the back door. The applicant responded that they would need either stairs or a deck because it was elevated. He added there would need to be at least two steps. Mr. McClintock suggested that a traditional back porch would be nice.

Commissioner Steel asked if they had considered doing a hip roof on the back side instead of a gable, replicating the front of the house and making it a true foursquare. The applicant responded that he would talk to his designer.

Commissioner Williams asked if all the windows had been replaced. The applicant responded that they had and that they would replace them with grid windows.

C. 723 North M Street (North Slope Historic District)

*Roof*

Ms. Hoogkamer read the staff report.

**BACKGROUND**

Built in 1919, this property is a contributing structure in the North Slope Historic District. The owner would like to increase the roof height, which is generally discouraged by the district design guidelines. The design team is looking for guidance on design options.

Mr. McKnight noted that in the application there had been a reference to a prior approved project on North 7th Street and that the minutes from that meeting had been distributed for review. He commented that the item being discussed was a proposal to increase the ridge height for additional living space.

John De Loma, MD Architects, commented that primary focus of the proposal was adding square footage. He commented that the family had purchased the home in 2000 with the intention of staying in the neighborhood. He reported that the intent was to match the character of the area and that there were other houses in the area with that style of shed dormer, which would allow expansion of the upstairs for additional living area. He reviewed that on another property they had approved the addition a shed roof in the back, but doing that it on only one side would not work for 723 North M. He reviewed other concepts that would not have worked for adding the necessary space. He reviewed photos of a similar homes to the proposal in the area.

Mr. McClintock asked what the current height of the roof pitch was and what it would be raised to. Mr. De Loma responded that they would be going up 6-7 feet in height. Mr. McClintock commented that the other home given as an example was only a 2.5 foot increase, so it was a substantial increase comparatively. Mr. De Loma reported that the current pitch was 4/12 and they would be going to 7/12 to provide area for the proposed bedroom.

Commissioner Steel requested to see photos of the existing home. Photos of the existing home were reviewed.

Commissioner Bartoy commented that the design of the new structure was beautiful, but changed the house to a different style. He expressed concern that the changes proposed would go against the guidelines. Chair Pratt concurred that with the proposed changes the building would no longer be a bungalow due to changing the pitch. She commented that the pitch of the roof was important. Mr. De Loma responded that he could lower the roof pitch, but it would lower the square footage.

Mr. McClintock asked if they had discussed other options like an addition to the rear. Mr. De Loma responded that there wasn't enough room with the required setbacks. Mr. McKnight noted that the Commission had the ability to request waivers for certain development standards, such as setbacks, mostly in cases where restoration of a missing feature conflicts with guidelines. Mr. McKnight noted that the guidelines in effect were adopted in 2012 and that the

previous approval had used older guidelines.

Mr. McClintock commented that he agreed with the other Commissioners that there were so many changes that it was altering the character of the house. He suggested possibly looking at the garage space or the basement. Mr. De Loma responded that they didn't have enough ceiling height in the basement to convert it to a living space. He added that they might be able to go out the back if they can drop the driveway and have the garage going under the addition.

Commissioner Bartoy recommended looking at Secretary of Interior's Standards 9 and 10, which were most applicable in the situation, and trying to address them. Mr. De Loma commented that they were just trying to match the era when the house was built and that the proposed changes would enhance the area and that increase the value of the home. He commented that he could still explore the possibility of going out the back, but they would need to weigh their options and consider the budget.

Mr. McKnight commented that it wasn't uncommon for bungalows in the 1920s and 1930s to have a subgrade garage entering the house. Commissioners concurred that they would be willing to entertain it as an option for adding square footage to the home. Commissioner Steel suggested that an addition added to the back it should be subservient to the original and recommended stepping in the side wall and slightly lowering the ridge height. He commented that he sympathized with the family, but that removal of the existing roof and roof lines would destroy the character defining features that define the house.

Commissioner House commented that he appreciated what the family had done to stabilize the home, but that they were bound by the guidelines. He commented that it was a sensitive design, but was not within the guidelines. He added that if there was a way to increase the space and stay within the guidelines he would support it.

D. University of Washington Tacoma (Union Depot/Warehouse Historic District)

*Pacific Avenue branding*

Mr. McKnight read the staff report.

**BACKGROUND**

The University of Washington Tacoma (UWT) will brief the Commission on the University's progress on updating the street front and pedestrian experience on Pacific Avenue between South 17<sup>th</sup> and 21<sup>st</sup> Streets. UWT will also present preliminary design work intended to define and brand that area of Pacific Avenue as a distinct dining and retail experience that enhances the appeal of the wider Union Station Historic District. The branding effort includes place-making and customer- and visitor-focused wayfinding projects that could impact historic structures, specifically 1908-1910 Pacific Avenue, the Walsh-Gardner Building. Based on the Commission's guidance, UWT will return at a later date for full design approval.

Ben Mauk, University of Washington Tacoma, reviewed that at meetings over the past year they had discussed the work that they wanted to do to reimagine what the retail experience looked like on Pacific Avenue. A component of that was considering what kind of people would want to spend time in an urban shopping environment and having tenants that appeal to those groups. He commented that they had done a good job of pulling together a group of tenants that serve the campus and visitors in the area. Mr. Mauk reported that they now wanted to reimagine the street front experience with changes like awnings, blade signs, and the repainting of storefronts. He commented that the changes had increased activity on the Avenue and improved tenant sales. He reported the next step was to implement a Pac Ave logo and then plan specific activities like dining events, visitor discounts, and collaboration with museums to activate the area. He reviewed that to do the branding they had proposed a logo for Pac Ave, which considered the history of the area while being elegant and classic. He reviewed that the logo could be used on some of the existing banners around Pacific Avenue, featured on merchandise, and used in branding for events. Mr. Mauk commented that he was interested in using the logo for a mural opportunity inspired by the ghost signs. He reviewed the wall for the proposed mural on the Walsh-Gardner building which was currently a blank poured concrete wall. He commented that they wanted something that would draw people and encourage photos, becoming an icon for Tacoma. He commented that they were interested in the Commission's general reaction to the idea and if there were design considerations or problems that they should watch out for if they decide to move ahead with the proposal.

Commissioner House commented that the obvious concern would be that they don't put anything over an existing ghost sign, change a ghost sign, or cause damage to an existing ghost sign. He added he that appreciated that they

weren't using only university branding for the area.

Commissioner House asked if the University had any openness to having interpretive signs on their buildings regarding the original use of the buildings. Mr. Mauk responded that they were in the process of doing that and had implemented a wayfinding program.

Commissioner Bartoy commented that the scale for the sign seemed much larger when compared to the example murals shown in the presentation and that people probably would not interact with it in the same way.

Chair Pratt asked if they had considered leveraging the historic district as their branding or identity. Mr. Mauk responded that there was a lot of disagreement about what the district was called and that their intent was to brand Pac Ave as a place within the larger district. He added that they were trying to create something that was part of the larger neighborhood. Commissioner Schloesser asked if they could add language to the mural to recognize that it was part of the district. Mr. Mauk responded that he wouldn't want to add anything to it, but the implementation could be used to talk about the historic district or present it as part of the district. Commissioner Bartoy asked if there was any concern that calling it 'Pac Ave' created confusion as it could refer to the whole length of the street.

Commissioner Steel commented that the branding was nice and almost looked like a historic street sign. He commented that the proposed location was a good location for the mural, but the additional marketing language made it appear temporary, not artistic or meaningful. Mr. Mauk responded that the image was conceptual and that he would want to move away from anything that could be considered a tagline. He commented that the brand could even be a hanging sign, similar to one shown in a historic photo.

Commissioner Williams commented that he did not like creating a fake ghost sign, and that he did not like the concept of painting on buildings, adding that he would not want them to start allowing new ghost signs. He commented that he would prefer a freestanding sign. Commissioner Steel suggested they could do something like a backlit box sign in the location.

E. 2416 South C Street, Nisqually Power Substation (Individual Landmark)

*Window specifications*

Item 5.A was moved ahead of 4.E. on the agenda.

Mr. McKnight read the staff report.

**BACKGROUND**

On January 13, 2016, the Landmarks Preservation Commission approved the replacement of the windows at the Nisqually Substation at 2416 S C Street with new aluminum clad windows. The motion that was made at the time was that the applicant would submit window specifications and additional information regarding the condition of the existing windows. To meet this condition, staff has requested additional photographs of the windows on the building and a material/product sample. In January 2016, the applicant presented a window survey.

Material samples of the windows were reviewed and discussed. Mr. McKnight noted that the final materials manufactured by St. Cloud would have factory finished paint while the samples had been painted with spray paint to show the color.

**5. PRESERVATION PLANNING/BOARD BUSINESS**

A. 5 South G Street, Scottish Rite Temple

*Cultural Resources Management Plan*

Mr. McKnight read the staff report.

**BACKGROUND**

Completed in 1921-22 as the Scottish Rite Temple, 5 South G Street has been a church since the mid-1930s. The property is currently owned by the Tacoma Bible Presbyterian Church (TBPC), which has entered into a sale agreement with Rush Commercial Development to redevelop the property for redevelopment into a nine-story multifamily housing project. This property is within the Downtown Subarea Plan, which requires a Cultural Resource

Management Plan (CRMP) to identify adverse impacts to historic resources, as well as a mitigation plan subject to the review and approval of the Historic Preservation Officer, per TMC 13.12.570. Recommendations and feedback will be used to assist staff in making final decisions regarding the assessment and proposed mitigation. The report is in the Commission Packet.

The Scottish Rite Temple is not listed on any historic register, but is considered historically significant (note that the DAHP letter dated December 8, 2016 erroneously states that it is a City Landmark). TBPC commissioned Historical Research Associates, Inc. to prepare the CRMP, which found that the property is eligible for listing on the National Register of Historic Places, and that demolition of the property represents an adverse effect on the surrounding environment. The CRMP proposes the following mitigation:

- 1) Tacoma Bible Presbyterian Church will hire a consultant to complete DAHP Level II recordation, which requires that an in-depth history of the building be prepared along with archival-quality contemporary and historic photographs. Resulting documentation should be shared with the Tacoma Public Library and local historical societies and museums.
- 2) If possible, TBPC and its architect (with input from an architectural historian or historical architect that meets the Secretary of the Interior's professional qualifications in their respective fields) will incorporate from the old building into the new building's design reusable ornamental materials, including (if possible) decorative cornices, arches, figures, or fixtures.
- 3) TBPC will hire a consultant to create interpretive panels displaying historic photographs and materials from the TBPC building (and TBPC, should they so choose), thereby providing future users a sense of the parcel's history.
- 4) TBPC will hire a contractor to conduct limited subsurface archaeological testing prior to demolition and/or monitoring of excavation activities associated with the new construction.

In addition, if the site is redeveloped, design review by the Historic Preservation Office/Landmarks Commission will be required under the Downtown Residential zoning requirements, due to adjacency to First Presbyterian Church and Wright Park, both of which are listed on the Tacoma Register of Historic Places. Although there is information contained in the report regarding the future development, staff is not seeking input on the future design at this time (there will be future consultation on design).

Commissioner Bartoy commented that in the future it would be useful to include a description of what a CRMP is; that the report was well done; and that the history was well done. Commissioner Bartoy commented that he had concerns about their definition of the Area of Potential Effects (APE). He added that confining the APE to ground disturbance would not be appropriate for a 106 action. He commented that they would need to take account for the entire visual catchment of what would eventually be there so the APE would be larger and would affect more of the historic properties in the neighborhood. He commented that the APE definition of mitigation and the mitigation report were lacking. Commissioner Bartoy reported that he was concerned about the 2<sup>nd</sup> recommendation for mitigation which included "if possible" in the language. He commented that in terms of archaeology he was concerned that according to the report there was likely to be nothing there. He commented that if it was to move forward with demolition he would want to see more focus on the priorities of the preservation program.

Commissioner House concurred regarding Mitigation number 2 commenting that "if possible" meant nothing as the owner or developer could simply assert that it was not possible. He commented that if they were going to talk about mitigation he found "if possible" extremely weak. He asked where the interpretive panels would be and if they would be permanent or temporary.

Commissioner Bartoy commented that he agreed with comments made by DAHP in their letter. He asked if the highest and best use had considered that anything built there would have to come before the Commission and might not be able to use the maximum space. Mr. McKnight commented the design review of a future building would not be

under the Commission's authority, but it would be under the Historic Preservation Office's authority and they would bring it forward to the Commission for comments.

Commissioner Steel commented regarding the "if possible" statement, stating that it would be a problem if it became too prescriptive about using elements of the original façade in the same location, which he felt was not an appropriate use of historic material. Chair Pratt commented that salvaging reusable items, whether or not they were incorporated into a new structure, was key and should be done. She concurred with Commissioner Bartoy, adding that she wished the APE extended to impacts of demolition as the building was a reinforced concrete structure and would be difficult to demolish. She asked if it could be included in the mitigation as there was potential for damage.

Commissioner Steel noted that with the lot lines and setbacks, the new building would likely have a much larger footprint than the existing building.

Commissioner House commented that he appreciated the comment on salvage, because it spoke to what he thought should happen, given that the building was likely to be demolished.

Commissioner Williams noted that the building was eligible for the register which would provide tax credits to reuse the building in a different way and it could be more cost effective to use the building in a different way other than tearing it down. He questioned if highest and best use considered the savings from adapting the existing building.

A representative from the church commented that they had sought a professional appraisal for the building the previous year. The appraiser had assessed the highest and best use as a church or school. He reported that they had listed the building for sale and that churches and schools had looked at it, but the only interested parties had been developers. He commented that from their perspective, the highest and best use had been determined by the market place.

Following the discussion of item 5.A. the Commission resumed discussion of item 4.E.

#### B. Historic Preservation Month Awards

The annual awards ceremony was scheduled for May 20<sup>th</sup> and the theme would be Maritime History. Ms. Hoogkamer requested that Commissioners decide on the categories for awards. They would discuss nominees at the last meeting in April.

#### C. Events and Activities Update

Ms. Hoogkamer provided an update on the following events and activities:

##### **2017 Events**

1. Landmarks Commissioner Training Recap
2. History Happy Hour Trivia Night Recap
3. Buying an Old House Workshop (1pm-3pm @ 1532 North Anderson, April 8<sup>th</sup>)
4. **Historic Preservation Month** (May)
  - i) City Council Proclamation (5pm @ City Council Chambers, May 2<sup>nd</sup>)
  - ii) Historic Tacoma's Kick-Off Event (7pm-9pm @ Feast Art Center, May 5<sup>th</sup>)
  - iii) Tacoma Historical Society's Historic Homes Tour (May 6<sup>th</sup> – 7<sup>th</sup>)
  - iv) Amazing Preservation Race (11am @ UWT Stairs, May 7<sup>th</sup>)
  - v) Puyallup Tribe Reservation Tour (TBD, May 18<sup>th</sup>)
  - vi) Historic Preservation Awards and Maritime History Walking Tour( 1pm TBD, May 20<sup>th</sup>)
  - vii) Waterfront Bike Ride (TBD, May 26<sup>th</sup>)
5. Northeast Tacoma Walking Tour (12pm TBD, June 3<sup>rd</sup>)
6. Washington Trust for Historic Preservation Youth Heritage Program: Maritime Heritage (July 11<sup>th</sup> – 15<sup>th</sup>)
7. South Tacoma Walking Tour (10am TBD, August 12<sup>th</sup>)
8. Walking Tour (10am TBD, September 9<sup>th</sup>)
9. Social Justice Bus Tour (TBD September 30<sup>th</sup>)
10. Arts Month (October TBD)
11. Fourth Annual Holiday Heritage Dance (November 3<sup>rd</sup> TBD)

Ms. Olson reported that they would be partnering with Bike Month in May to host a bike ride along the Foss waterway, focusing on the environmental history including the working waterfront era and also the cleanup.

Ms. Hoogkamer reported that they were partnering with the Puyallup Tribe to do a Reservation tour for City staff to facilitate inter-governmental relationships with the Puyallup Tribe and a better understanding of their role in the City.

Commissioner House noted that Historic Preservation Month coincided with the 75<sup>th</sup> anniversary of the forced removal of Japanese American community from Tacoma. He commented that there would be a day of remembrance for the date that people departed from Union Station.

## **6. CHAIR COMMENTS**

Chair Pratt reported that the Infrastructure, Planning, and Sustainability Committee meeting on April 12 would include the Cushman Substation on the agenda if any Commissioners wished to be present to discuss their decision to include the interior on the nomination. Mr. McKnight reported that the nomination was going to the IPS Committee because there had been a differing staff recommendation than what had been recommended to the Council by the Commission.

Chair Pratt reported that there would be an architectural history tour of the Stadium district that would be open to the public on April 5.

The meeting was adjourned at 7:29 p.m.

## Members

Katie Pratt, *Chair*  
Jonah Jensen, *Vice-Chair*  
Brittani Flowers  
Roger Johnson  
Lysa Schloesser  
James Steel  
Eugene Thorne  
Jeff Williams  
Kevin Bartoy  
Ken House



# MINUTES

## 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 26, 2017

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

### Commission Members in Attendance:

Katie Pratt, *Chair*  
Jonah Jensen, *Vice-Chair*  
Roger Johnson  
Lysa Schloesser  
James Steel  
Eugene Thorne  
Jeff Williams  
Kevin Bartoy  
Ken House

### Staff Present:

Reuben McKnight  
Lauren Hoogkamer  
John Griffith

### Others Present:

Cynthia Padilla  
Emily Refi  
Ben Gleason  
Bret Drager  
John De Loma

### Commission Members Absent:

Marshall McClintock  
Brittani Flowers

Chair Katie Pratt called the meeting to order at 5:31 p.m.

### 1. ROLL CALL

### 2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 3/22/17
- C. Administrative Review
  - 2015 South C Street – new door
  - 812 North 11th Street – exterior restoration

The consent agenda was approved.

### 3. DESIGN REVIEW

- A. Theater District Station Relocation (Old City Hall Historic District)

The item was moved to after 3.B. and 3.C.

Item 5.A. concerning the LINK artist selection was combined with item 3.A.

Mr. McKnight read the staff report.

### BACKGROUND

Sound Transit is currently in Final Design phase for the expansion of the Tacoma Link Light Rail, which will add 2.4 miles of track from downtown to Hilltop. This expansion will include seven new station platforms stops and the relocation of the Theater District Station to two blocks north along Commerce Street just south of the existing Spanish Steps and the I-705 on- and off-ramps. The project team is seeking approval for the design of the new

Theater District Station, which will consist of a center-platform from which patrons can access trains in both directions. Pedestrian access will be from the location of an existing mid-block crosswalk, and the platform will have a single entry at the north end of the platform.

The platform will extend south of the crosswalk with a sloped walkway up to the 60' long boarding area. Two 17' x 7' canopies with windscreens will be located at either end of the boarding area. Amenities located within the platform will include a ticket vending machine, ORCA card readers, benches, waste & recycling receptacles, and signage, including "next train" digital display and rider information. The platform ground plane will be scored concrete with the required yellow tactile platform edge pavers located on either side of the boarding area. The canopy structural steel members will be painted dark green to compliment the canopy structures at existing stations. Clear glass windscreens and translucent glass canopy roof panels will be supported by aluminum mullions. Stainless steel railings will separate the platform facility from the roadway along the sloped walkway and at the end of the boarding area.

The Commission was briefed on this item on January 11, 2017. Minutes from that meeting may be viewed at [www.cityoftacoma.org/lpc-agenda](http://www.cityoftacoma.org/lpc-agenda).

### **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 construction project is located within in the Old City Hall Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047.
2. No historic material is being destroyed. The new platform is compatible, but differentiated from the district's historic material.
3. The platform could be removed without harming the district's character defining features.

### **RECOMMENDATION**

Staff recommends approval of the application.

Cynthia Padilla, Sound Transit, provided an overview of the project that would add a two mile extension and seven station platforms. The first new platform would be the 7th and Commerce Street station which would replace the existing Theater District Station. She noted that they were currently at 60% design on the schedule and would enter into construction in mid-2018 with service anticipated to begin several years later.

Emily Refi, Waterleaf Architecture, reviewed the location of the new station between Old City Hall and the Spanish Steps. She discussed the proposed site plan that would leave the existing cross walk in place and maintain the existing bike lanes. She reviewed images of the proposed platform and noted how it would be accessed by pedestrians. Ms. Refi noted minor changes to the platform since the last briefing to make sure glass panels could be easily replaced if broken. She noted that they had moved to an aluminum storefront glazing system to avoid the look of a window and were floating the edge of the glass. Infrastructure associated with the project included three overhead contact system (OCS) poles.

Materials and furnishings were discussed. Ms. Refi reported that they were trying to maintain the look of the system

with the existing stations and would have painted structural steel similar to the other stations, steel railings, glass canopies, windscreens, steel outriggers, light fixtures, and modular benches. Images of station signage were reviewed.

Commissioner House asked if the portions of the vertical column above the canopy served a purpose. Ms. Raffe responded that they wanted to provide opportunities for artwork to be incorporated into the canopies that would be safe from vandalism and damage. She noted that there was a tube steel beam between the columns that supported the steel outriggers. Commissioner Steel commented that it was appropriate for the scale and anchored the station.

Commissioner Bartoy asked if the station name was a placeholder. Ms. Padilla confirmed that it was and that they were having a vote on station names.

It was noted that the OCS poles would be similar in color to the structural steel on the platforms.

Item 5.A., the LINK Artist Selection Update, was discussed. Ms. Padilla reported that they had selected artist Kenji Stoll as result of a process working closely with Tacoma's Art Commission. She reviewed that the selection panel had interviewed 3 candidates. She noted Mr. Stoll is very active in the community, works with youth, and would be tasked with community engagement. She reviewed other artwork that he had worked on including a painting on the side of Rialto Theater and planters on Hilltop. She commented that they would hire also a technical advisor to help Mr. Stoll create artwork that connects to the station.

Commissioner Bartoy asked if they would focus the palette on the beams. Ms. Padilla confirmed that they were trying to focus the design and wanted to make sure that there was an easy way to attach the artwork and maintain the sightlines on the roadway. Commissioner Schloesser commented that the community engagement process would drive how each art opportunity looks.

Ms. Padilla commented that the traction powered substations (TPSS) could also provide art opportunities if they provide screening.

There was a motion.

"I move that we approve the design for the Theater District station relocation as submitted."

Motion: Jensen

Second: Steel

The motion was approved unanimously.

#### B. 616 North K Street (North Slope Historic District)

##### *Rehabilitation*

Ms. Hoogkamer read the staff report.

#### **BACKGROUND**

Built in 1913, this property is a contributing structure in the North Slope Historic District. This home was badly damaged by fire, a few years ago, and subsequently water intrusion. On March 22, 2017, the Landmarks Preservation Commission was briefed on the proposed rehabilitation. Due to the degree of fire and water damage, the entire roof and part of the rear façade will have to be rebuilt. The rehabilitation will also include extensive interior remodeling. The proposal includes replacing the shed roofed side dormers with hipped dormers, squaring the addition in the back, and adding a hipped roof to the back of the home, as requested by the Commission. Land Use staff has identified a potential setback issue with the rear bump out, on the north side. The applicant is currently working with staff to resolve the issue. The condition of the original doors and siding, underneath the vinyl, are not yet known. The owner would like to salvage as much original material as possible. The existing vinyl windows will be replaced with matching single-hung vinyl windows.

#### **ACTION REQUESTED**

Approval of the above scope of work.

#### **STANDARDS**

##### **North Slope Historic District Design Guidelines**

##### **Windows**

1. **Preserve Existing Historic Windows.** Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.
2. **Replace windows with a close visual and material match.** When repairing original windows is not feasible, replacement may be considered.
  - Where replacement is desired, the new windows should match the old windows in design and other details, and, where possible, materials.
  - Certain window products, such as composite clad windows, closely replicate original appearance and therefore may be appropriate. This should be demonstrated to the Commission with material samples and product specification sheets.
  - Changing the configuration, style or pattern of original windows is not encouraged, generally (for example, adding a highly styled divided light window where none existed before, or adding an architecturally incompatible pattern, such as a Prairie style gridded window to a English Cottage house).
  - Vinyl windows are not an acceptable replacement for existing historic windows.

Depending on specific project needs, replacement windows may include:

- Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and square to work properly, but unlike insert windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.
  - An insert window is a fully contained window system (frame and sashes) that is “inserted” into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.
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 non-historic 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.

#### **Guidelines for Doors**

1. **Avoid enlarging or moving an original entry opening,** unless you can provide documentary evidence to demonstrate that the proposal is consistent with typical designs for houses of the time period, or that the change will restore a previously altered condition.

2. **Retain historic entry doors whenever feasible.** Replacement doors should, where possible, match the original door in design and other details, and materials. In many cases, for security or cost reasons, a non-custom door in alternative materials may be proposed; in these cases, the door should appear to be wood (painted fiberglass doors molded with panel indents may be acceptable; faux wood finishes tend to be inappropriate) and should be compatible with the architecture of the house (Craftsman doors should not be proposed for Victorian era houses, for example).
3. **Avoid nonhistoric configurations.** Double entry doors were not common in the historic district, and are discouraged unless it can be demonstrated that this was an original feature to the building.

#### **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.

#### **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 20<sup>th</sup> 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 or 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, non-historic addition).

#### **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. The rehabilitation work is replacing lost historic features and in keeping with the home's original design.
3. Original doors and siding will be repaired, if feasible.
4. The existing front porch is being retained and repaired.
5. There is no requirement to upgrade existing vinyl windows. The existing vinyl windows are being changed to single-hung vinyl.
6. Rebuilding the existing roof is necessary, due to fire damage, the new roof and dormers are sensitively designed and match the architectural style of the home.
7. The existing addition is being expanded for the interior remodel. It is sensitively located and compatible in style; however, it will be seamless.

#### **RECOMMENDATION**

Staff recommends approval of the application.

Ben Gleason, the owner, commented that they didn't know what the condition of the siding was or whether it could be repaired. He noted that there was either Hardie board or cedar siding available for the replacement, but they would prefer not to use cedar as it was triple the cost. He commented that the architect had left an existing round window and they wanted the back to look like the front, with the exception of the master closet where there would be a window on the right side of the back of the house.

Commissioner Steel asked that they use the same style of corner trim when they replace the siding underneath the vinyl if it is not repairable. Mr. Gleason responded that there isn't any corner trim and that it wraps the corner. Commissioner Steel suggested that if they use Hardie Plank that they have aluminum mitered corners which have been allowed by the Commission in the past. Commissioner Williams requested that if they use Hardie Plank that they mimic the existing pattern of the shingles.

Mr. Gleason asked if they had any preferences on the lights on the front. Commissioner Steel responded that there might be code requirements about how close to the door the lights can be placed. Mr. McKnight noted that electrical fixtures were district exempt.

Mr. McKnight asked if the Commission would want to provide guidance on how to proceed if the siding was not repairable. Commissioner Williams suggested that they could allow an administrative review with the Commissioners suggestions. Chair Pratt requested that they take pictures of the siding if it could not be repaired.

Commissioner Johnson asked if any of the original windows had been covered over. Mr. Gleason responded that when he finished gutting the home he would know more.

There was a motion.

"I move that we approve the application as per the staff report standards and guidelines outlined with the provision that the siding would go through administrative review."

Motion: Bartoy

Second: Jensen

The motion was approved unanimously.

C. 608 North Ainsworth Street (North Slope Historic District)

*Rear porch remodel*

Ms. Hoogkamer read the staff report.

## **BACKGROUND**

Built in 1901, this is a contributing property in the North Slope Historic District. To accommodate an interior kitchen remodel, the owner is proposing to replace the existing back porch with a new 12x15 back porch, which will be attached to an enclosed mudroom. Part of the original mudroom is being incorporated into the new kitchen. The siding of this enclosure will match the existing siding. The new wood windows on the enclosure will also match the existing windows. The rear porch posts and beams will match the existing posts and beams on the front porch. The existing shed roof will be replaced with a new hip roof with composite roofing, and the total height will be 15' 3". The aluminum windows will be replaced with two new wood windows, and the doors will be replaced with wood French doors. The owners are also proposing to replace the wood windows on the southwest elevation with new double-pane wood windows.

Other proposed work includes in-kind repair of the wood railing and steps on the front porch. There will be no other alterations to the front façade.

## **ACTION REQUESTED**

Approval of the above scope of work.

## **STANDARDS**

### **North Slope Historic District Design Guidelines**

#### **Windows**

5. **Preserve Existing Historic Windows.** Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.
6. **Repair Original Windows Where Possible.** Original wood windows that are in disrepair should be repaired if feasible. The feasibility of different approaches depends on the conditions, estimated cost, and total project scope. Examples of substandard conditions that do not necessarily warrant replacement include: failed glazing compound, broken glass panes, windows painted shut, deteriorated paint surface (interior or exterior) and loose joinery. These conditions alone do not justify window replacement.

Repair of loose or cracked glazing, loose joinery or stuck sashes may be suitable for a carpenter or handyperson. Significant rot, deterioration, or reconstruction of failed joints may require the services of a window restoration company. If information is needed regarding vendors that provide these services, please contact the Historic Preservation Office.

7. **Replace windows with a close visual and material match.** When repairing original windows is not feasible, replacement may be considered.
  - Where replacement is desired, the new windows should match the old windows in design and other details, and, where possible, materials.

- Certain window products, such as composite clad windows, closely replicate original appearance and therefore may be appropriate. This should be demonstrated to the Commission with material samples and product specification sheets.
- Changing the configuration, style or pattern of original windows is not encouraged, generally (for example, adding a highly styled divided light window where none existed before, or adding an architecturally incompatible pattern, such as a Prairie style gridded window to a English Cottage house).
- Vinyl windows are not an acceptable replacement for existing historic windows.

Depending on specific project needs, replacement windows may include:

- Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and square to work properly, but unlike insert windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.
- An insert window is a fully contained window system (frame and sashes) that is “inserted” into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.

8. **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 non-historic aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.

#### 9. **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.

#### **Guidelines for Doors**

4. **Avoid enlarging or moving an original entry opening,** unless you can provide documentary evidence to demonstrate that the proposal is consistent with typical designs for houses of the time period, or that the change will restore a previously altered condition.
5. **Retain historic entry doors whenever feasible.** Replacement doors should, where possible, match the original door in design and other details, and materials. In many cases, for security or cost reasons, a non-custom door in alternative materials may be proposed; in these cases, the door should appear to be wood (painted fiberglass doors molded with panel indents may be acceptable; faux wood finishes tend to be inappropriate) and should be compatible with the architecture of the house (Craftsman doors should not be proposed for Victorian era houses, for example).

6. **Avoid non-historic configurations.** Double entry doors were not common in the historic district, and are discouraged unless it can be demonstrated that this was an original feature to the building.

#### **Guidelines for Porches**

4. **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.
5. **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.
6. **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.

#### **Guidelines for Roofs**

5. **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.
6. **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.
7. **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).
8. **Materials and colors.** Composition roofs are an acceptable substitute for shingles, and have been in use on homes since the early 20<sup>th</sup> 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.

#### **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. The front porch railing and steps will be repaired in-kind and match the existing features.
3. Non-historic aluminum windows (on southwest elevation) are being upgraded to wood double-pane windows.
4. Changes to windows to accommodate interior remodels are not discouraged by the design guidelines.

5. Wood windows (on southwest elevation) are being replaced with double-pane wood windows. These windows are not visible from the public right-of-way.
6. The wood siding on the proposed mud room enclosure will match existing siding.
7. The trim on the new French doors and windows will match the existing wood trim.
8. The new back porch will match the existing front porch.

## **RECOMMENDATION**

Staff recommends approval of the application.

Bret Drager, Drager Architecture, commented that the home was a nice example of American Foursquare architecture and that it was in very good shape except for the back porch which had deteriorated. He commented that they wanted to expand the kitchen into that area and update the sun room area by opening it into the dining room area. He noted that the back porch area had stacked brick foundations and they wanted to pour a complete foundation around. He commented that they would replace the windows with the same pattern and use wood.

Commissioner Johnson asked if the porch was originally enclosed. Mr. Drager responded that they didn't know if it was originally, but it was possibly partially enclosed.

Mr. Drager reported that a flat sloped metal roof had been added to cover up the deck and they wanted to bring some of the detailing on the front onto the back to make it more substantial.

There was a motion

"I move that the Landmarks Preservation Commission approve the application for 608 North Ainsworth Street as submitted."

Motion: Williams

Second: Schloesser.

The motion was approved unanimously.

## **4. BOARD BRIEFINGS**

### **A. 723 North M Street (North Slope Historic District)**

#### *Roof*

Mr. McKnight read the staff report.

## **BACKGROUND**

Built in 1919, this property is a contributing structure in the North Slope Historic District. On March 22, 2017, the Landmarks Preservation Commission was briefed on the owners' desire to increase the roof height, which is generally discouraged by the district design guidelines. The design team has prepared a new option in response to the Commission's feedback, as well as takes into account the various lot size and land use challenges surrounding this property. Most notably, the overall height has been reduced significantly and the front dormer proposed earlier has been removed from the proposed design.

## **ACTION REQUESTED**

This is a briefing. No action is requested.

Ms. Hoogkamer noted that the applicant had determined that building an addition on the back would not be feasible due to the lot size.

John De Loma, MD Architects, reviewed that for the proposed option they had followed the existing roof line and raised the ridge 3'10" from the existing ridge line. He noted that the Commission had expressed concern that the previous design would change the look of the front of the house. He commented that achieving a 3<sup>rd</sup> bedroom was the ultimate goal and that the proposal created a 3rd bedroom that met the minimum size and ceiling height requirements.

Commissioner Williams asked for clarification on the roofline. Mr. De Loma commented that it would continue the ridgeline from the back and would be a left and right gable.

Commissioner Schloesser asked what the extent of the room would be. Mr. De Loma noted where the room would be located between two brackets, noting that it would be 8 feet wide and have a 7 foot ceiling clearance.

Commissioner Steel asked to review the design review guidelines for the district on roofs and additions, noting that changes to the primary ridgeline in height were generally discouraged. He commented that there could be an argument that it wasn't significantly changing the appearance from the street. He noted the guidelines for additions stated that additions should be subservient to the principle structure and that seamless additions were discouraged to avoid creating a falsely historic appearance. He commented that the design was very seamless and the guidelines discouraged that. He commented that there were challenges with the proposal relative to the guidelines.

Mr. De Loma commented that he was trying to maintain the era of the house. He commented that he was trying to achieve the needs of his clients, who were trying to stay in the house. Commissioner Bartoy commented that it was a difficult decision, but the guidelines were for homeowners and the Commission because the historic districts lived beyond the people interpreting them and they needed to have continuity.

Commissioner House commented that after reviewing the design guidelines he felt that the view from the street would be changed considerably with change the roof. He commented that they could potentially argue for a compromise on one of the guidelines, but doing it four or five times would make it difficult for him to vote in support of the proposal.

Chair Pratt commented that she felt that it would be difficult to visualize the end result from the side view.

Commissioner Williams clarified that it would be a flat roof continuing back. Mr. De Loma commented on what features would be removed and which would remain.

Commissioner Steel commented that the proposed addition would be good outside of the district, but inside the district they were bound by the guidelines and it did not meet them.

## 5. PRESERVATION PLANNING/BOARD BUSINESS

### A. LINK Artist Selection Update

The LINK artist selection update was discussed as part of item 3.A.

### B. Historic Preservation Awards

Ms. Hoogkamer reviewed that nominees and the award categories. After deliberation, Commissioners concurred with including the following categories for awards: leadership, organization, commercial renovation, landmark nomination, community engagement, events, residential renovation, and collaboration. The nominees were discussed and Commissioners agreed that it would be appropriate to postpone consideration for nominations that have not yet been approved by the City Council. Following discussion, Commissioners agreed on winning nominees for each category. The awards ceremony would be held on May 20th.

### C. Events and Activities Updates

Ms. Hoogkamer provided an update on events and activities.

#### 2017 Events

1. Buying an Old House Workshop Recap
2. **Historic Preservation Month** (May)
  - i) City Council Proclamation (5pm @ City Council Chambers, May 2<sup>nd</sup>)
  - ii) Historic Tacoma's Kick-Off Event (7pm-9pm @ Feast Art Center, May 5<sup>th</sup>)
  - iii) Tacoma Historical Society's Historic Homes Tour (May 6<sup>th</sup> – 7<sup>th</sup>)
  - iv) Amazing Preservation Race (11am @ UWT Stairs, May 7<sup>th</sup>)
  - v) Puyallup Tribe Reservation Tour (9:30am @ 9<sup>th</sup> Street/Market Street, May 18<sup>th</sup>)
  - vi) Historic Preservation Awards and Maritime History Walking Tour(1pm @ Slavonian Hall, May 20<sup>th</sup>)
  - vii) Cycles on the Foss: Environmental History Bike Tour (5pm @ Foss Waterway Seaport, May 26<sup>th</sup>)
3. Northeast Tacoma Tour (12pm @ Dash Point Elementary, June 3<sup>rd</sup>)

4. Washington Trust for Historic Preservation Youth Heritage Program: Maritime Heritage (July 11<sup>th</sup> – 15<sup>th</sup>)
5. South Tacoma Walking Tour (10am TBD, August 12<sup>th</sup>)
6. Walking Tour (10am TBD, September 9<sup>th</sup>)
7. Social Justice Bus Tour (TBD September 30<sup>th</sup>)
8. Prairie Line Trail Arts Symposium (October 19<sup>th</sup> TBD)
9. Fourth Annual Holiday Heritage Dance (Tour: 5pm; Dance: 6-9pm @ Browns Point Improvement Club, November 3<sup>rd</sup>)

## 6. CHAIR COMMENTS

Mr. McKnight reported on the Infrastructure, Planning, and Sustainability meeting where the landmark recommendation for Cushman Substation was discussed. He reviewed that there had been public testimony from the North End in support of the nomination of the interior space and discussion of possible uses. The Committee forwarded the nomination with the Commission's recommendation to Council with the expectation that there would be amendments later on in the process. Mr. McKnight commented that they might want to go to the Council Study Session prior to it going to Council, adding that they would be drafting a resolution of the Commission's nomination. Discussion ensued on concerns related to how future uses of site were discussed relative to the nomination. Chair Pratt commented that she would edit the Historic Preservation Month proclamation to emphasize the economic benefits of historic preservation.

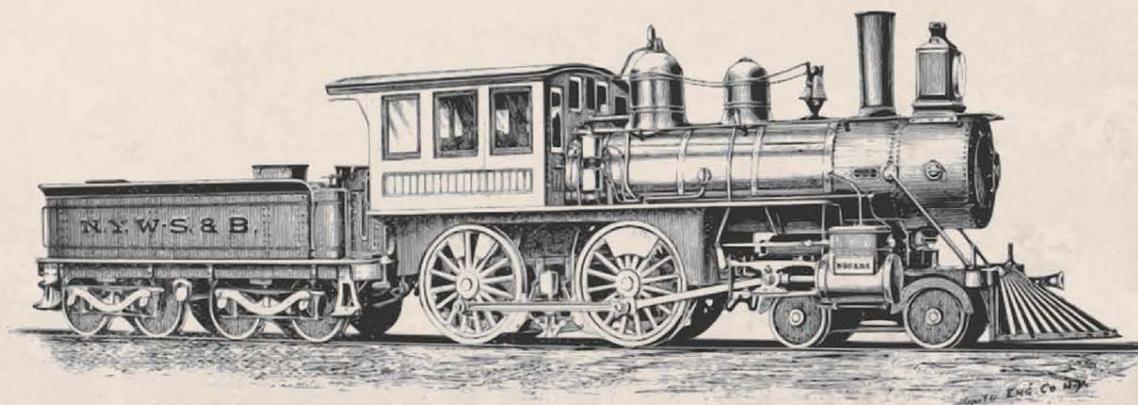
The meeting was adjourned at 7:36 p.m.





# SOUTH TACOMA WAY WALKING TOUR

FREE walking tour that discovers the history  
of one of Tacoma's greatest avenues



*September 16th at 11:00am*  
*-Meeting on the corner of S 52nd St and South  
Tacoma Way-*

*This tour is offered by Pretty Gritty Tours in conjunction with  
the city of Tacoma's Historic Preservation Office*

**TEST YOUR KNOWLEDGE OF STATE AND CITY TRIVIA!**

# History Happy Hour: TRIVIA NIGHT

**TACOMA TRIVIA NIGHT**

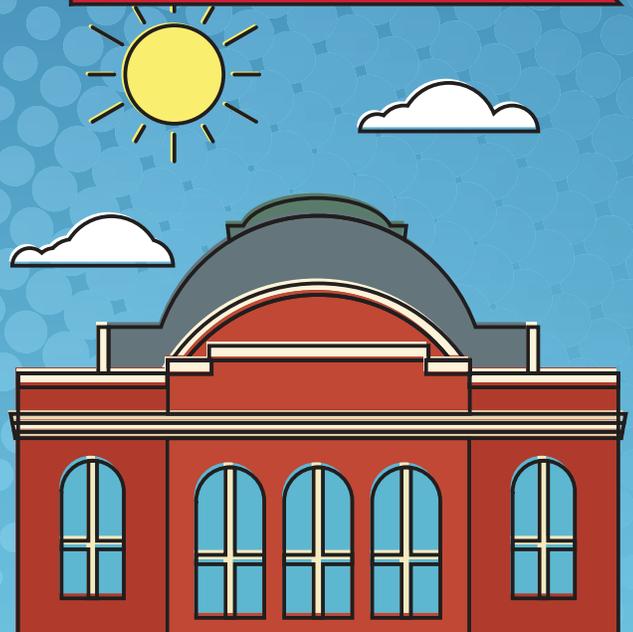
Wednesday,

**September 20** | at  
6 pm

**THE SWISS RESTAURANT & PUB 1904 JEFFERSON AVE.**

**PRIZES**

**FREE AND OPEN TO THE PUBLIC**



Presented by the Washington State History Museum,  
the City of Tacoma's Historic Preservation Office and Tacoma Historical Society  
Questions? Contact Lauren Hoogkamer at [lhoogkamer@cityoftacoma.org](mailto:lhoogkamer@cityoftacoma.org) or call (253) 591-5254.



TACOMA HISTORICAL SOCIETY

# WOOD WINDOWS WORKSHOP

Saturday, September 23

10:30 a.m. - 12:30 p.m.

Earthwise Tacoma  
626 E. 60th St.  
Tacoma



Hands-on instruction from  
Bear Wood Windows.

Basic tools will be provided by  
the Tacoma Tool Library, and  
additional tools are welcome.

Free, space is limited to  
25 spots on a first-come,  
first-serve basis. RSVP is  
required, please contact  
Lauren Hoogkamer at  
[lhoogkamer@cityoftacoma.org](mailto:lhoogkamer@cityoftacoma.org)  
or call (253) 591-5254.

Sponsored by City of Tacoma's Historic Preservation  
Office, Bear Wood Windows, Inc., Earthwise Tacoma,  
Tacoma Tool Library, and Rebuilding Together



The LANDMARKS PRESERVATION COMMISSION PRESENTS

**THE FOURTH ANNUAL HOLIDAY HERITAGE SWING DANCE**

**BROWNS POINT BOP**

**FRIDAY, NOVEMBER 3RD • 5-9PM**

**Browns Point Clubhouse - 201 Ton A Wan Da Ave NE**

Tour the historic Browns Point Lighthouse Keeper's Cottage from 5-6pm. Dance from 6-9pm.

Featuring the Pierce County Big Band and dance demos by Studio 6 Ballroom. No-host bar and free appetizers. Suggested donation for entry goes to support heritage events and programming in 2018. Co-sponsored by Points Northeast Historical Society.



An RSVP is required on the Tacoma Historic Preservation Facebook, by phone at (253)-591-5254, or by email at [landmarks@cityoftacoma.org](mailto:landmarks@cityoftacoma.org).