

Members

Mark McIntire, *Chair*
 Bret Maddox, S.E., *Vice Chair*
 Edward Echtle
 Ken House
 Jonah Jensen
 Megan Luce
 Daniel Rahe
 Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
 Tonie Cook, Landmarks Coordinator



Agenda

Landmarks Preservation Commission Community & Economic Development Department

Date: April 11, 2012
 Location: 747 Market St, Tacoma Municipal Building, Room 248
 Time: 5:00 p.m.

LPC 29/12

Please note assigned times are approximate. The Chair reserves the right to alter the order of the agenda.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Meeting Minutes – 02/22/12 and 03/14/12

3. BOARD BRIEFING - Live/Work Code Amendments

30 m

- A. Summary of current planning efforts Ian Munce, Long Range Planning Manager, CEDD
- B. Historic Tacoma Sharon Winters, Board of Directors, Historic Tacoma

4. CHAIR COMMENTS

5. BOARD BUSINESS

- A. Preservation Month 15 m
 - i. Selection of Preservation Annual Awards & Activities/Final Review
 - ii. Consideration of annual report to City Council

Reuben McKnight
 Historic Preservation Officer

Next Regular Meeting: April 25, 2012, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:00 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, Room 1036, or online at <http://tacomaculture.org/historic/resources.asp>. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.



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draft



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: February 22, 2012

LPC30/12

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

Commission Members in Attendance:

Mark McIntire, *Chair*
 Bret Maddox, S.E., *Vice Chair*
 Edward Echtle
 Ken House
 Jonah Jensen
 Marshall McClintock

Staff Present:

Reuben McKnight
 Tonie Cook

Others Present:

Gene Grulich, Christy Barrie, Stephen Murakami,
 Leif Hedron, Brittany Skobel, Brian Skobel

Commission Members Absent:

Commissioners Megan Luce, Daniel Rahe and Duke York

Chair Mark McIntire called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Megan Luce, Daniel Rahe, and Duke York were excused.

2. NAME CHANGES – FINDINGS AND RECOMMENDATION

A. 1900 Block of Cheyenne to Clay Huntington Way

Mr. Reuben McKnight read the Name Changes Findings and Recommendation, as follows:

The 1900 Block of South Cheyenne Street, which runs from South 19th Street to the entrance of Cheney Stadium, is proposed to be renamed “Clay Huntington Way,” in tribute to Clay Huntington, a noted citizen, booster and broadcaster who was instrumental in the establishment of AAA baseball in Tacoma, the formation of the Tacoma Athletic Commission, and construction of Cheney Stadium.

Per City Council Resolution 38091, this street re-naming request by Tacoma Athletic Association was forwarded by the Mayor for consideration by the Commission on December 14, 2011. On January 11, 2012, the Landmarks Preservation Commission conducted a public hearing to receive testimony on the proposal, and held the public comment period open until February 10.

Standards to be considered: Criteria for name changes are outlined in the City Policy on Place Names and Name Changes, adopted by City Council Resolution 38091.

Findings and Recommendations to be considered:

1. Pursuant to Council Resolution 38091, the Landmarks Preservation Commission reviews and makes

- recommendations to City Council on name change requests.
2. A written request by Tacoma Athletic Commission was submitted to the Landmarks Preservation Commission.
 3. On December 14, 2011, the Landmarks Preservation Commission determined the proposal was complete and scheduled the public hearing.
 4. On January 11, 2012, the Landmarks Preservation Commission held a public hearing to take testimony on this item.
 5. All public hearing testimony (7), letters (2), emails (4), faxes (1) and one resolution submitted are supportive of the proposal. One phone inquiry was received requesting clarification on the location of the proposed change.
 6. At the public hearing, the public comment period was extended an additional 30 days, which ended on February 10, 2012.
 7. The following Name Change criteria was identified in consideration of the proposed name change:
 - a. No existing buildings or facilities are named for Clay Huntington, so the proposed name change would not cause confusion or duplication (Criterion 7.1).
 - b. For reasons stated in the request letter, Mr. Huntington was instrumental in bringing AAA baseball to the City of Tacoma and establishing Cheney Stadium. The road to be renamed after Mr. Huntington is the primary access to Cheney Stadium. Therefore, the proposed name is deeply tied with the purpose and history of the immediate area (Criterion 7.2).
 - c. Mr. Huntington passed away in June 2011 (Criterion 8.1).
 - d. Mr. Huntington was a founder of Tacoma Athletic Commission and Tacoma-Pierce County Hall of Washington State Sports Hall of Fame. He was a popular Tacoma sportscaster for more than 50 years and became the owner of KLAY, the only local station still broadcasting local high school and college sports. "In 1960, he teamed with Cheney to return professional baseball to the City of Tacoma as the Tacoma Giants and Cheney Stadium, was built. Mr. Huntington also "...formed "Friends of Kids Baseball" and convinced Heidelberg to fund the construction of Heidelberg Park complex in 1957." Thus, Mr. Huntington appears to be a significant person in Tacoma's athletic history (Criteria 7.4 and 8.2.b).
 - e. The section of South Cheyenne Street to be renamed is not connected to any other part of South Cheyenne (the section included in the proposal begins at South 19th Street and terminates at the entrance to Cheney Stadium). Thus the naming will not alter or disturb the existing street system or grid. (Criterion 8.3.a).
 - f. The request has been circulated to affected departments (Criterion 8.3.b).
 - g. All of the adjacent property is publicly owned – either by Metro Parks or the City of Tacoma. There are no street addresses fronting the affected section of road (Criterion 8.3.c).
 8. Based on the above, the name change meets the criteria in City Council Resolution 38091 for Name Changes.

Recommendation: The Landmarks Preservation Commission recommended to the City Council that the proposed name change from for the 1900 block of South Cheyenne Street to Clay Huntington Way be granted.

Attachments to the Staff Report includes:

1. Summary of Oral Testimony Received at the Public Hearing on January 11, 2012.
2. Written Comments (Letters and Emails) Received

There was a motion:

"I move that we, the Landmarks Preservation Commission, recommend to City Council approval of the proposed name change for the 1900 block of South Cheyenne Street to Clay Huntington Way"

MOTION: House
SECOND: Jensen
MOTION: Carried

Mr. Reuben McKnight noted next steps including the consideration by Council Committee on Neighborhoods and Housing at their meeting on March 5, 2012 as well as a tentative city council date of March 27, 2012.

3. BOARD BRIEFING

A. 3701 N 26th Street - Washington Elementary Project

Commissioners Bret Maddox and Jonah Jensen were recused from this item.

Gene Grulich, AIA, Director of Historic Preservation Design Studio, BLRB architects, introduced the design team, project scope, and timeline for the schedule for the upcoming modernization of Washington Elementary and Hoyt Annex. Washington Elementary is on the Tacoma Register of Historic Places, as well as the National Register. As part of the community outreach program, the Landmarks Preservation Commission will be part of this process for the development of the design concepts.

The Design Team includes Christy Barrie, Capital Projects Supervisor and Stephen Murakami, Director of Planning and Construction, Tacoma Public Schools; principal of BLRB Architects, Leif Hedron; and Caroline Swope, Architectural Historian.

Project: Modernization of the 1906 Washington School and addressing some issues concerning Hoyt. He noted the significance of this landmark, which is listed on the Tacoma, Washington State and National Historic Registers; Architect Frederick Heath is probably the most prominent architect in Tacoma's history and this was his first elementary school design that was a modular school, which had a 1910 addition and a second addition in 1949.

He stated, research is being conducted to develop a historic structures report and identify existing conditions which will provide guidance, so the historic integrity is not compromised.

Schedule: By May 2013—community forums; July –schematic development; by Fall—conclude design development; April 2013—contract document submittal; Spring/Summer 2013—construction.

4. DESIGN REVIEW

A. 810 N Cushman (North Slope Historic Special Review District)

Ms. Tonie Cook read the background report into the meeting record, which follows:

Built in 1908, this bungalow is a contributing structure located in the North Slope Historic Special Review District. The house has been altered and the goal of the property owners is to make improvements to return the house to its more historic character.

This current proposal includes the following items:

1. Removal and replacement of a west (side) elevation non historic horizontal slider window with two Andersen Woodwright double-hung windows; window specifications are enclosed. The opening will be enlarged to fit the new windows.
2. Removal and replacement of the front elevation door; the side shutter type elements will be removed. The new proposed door is a Simpson clear fir bungalow series door; a photo is attached.
3. Trim: All windows (non historic and new replacement Andersen windows) and new door will have new wood headers and trim installed. A sample of the proposed trim and profile is enclosed.
4. Front Porch: Removal of the nonhistoric metal porch posts and replacement with a more historically correct boxed column, pier and balustrade. A photo sample of the proposed new elements is enclosed. The owner has not drawn scale drawings; this item may be suitable for administrative review.

Standards to be considered:

North Slope Special Review District Guidelines

#6, Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles, or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

#7. Rhythm of Openings. Goals: Respect the patterns and orientations of door and window openings as represented in the neighboring buildings. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. Doors also tend to be paneled or contain glazed openings. Windows are vertically oriented. Large horizontal expanses of glass are created by ganging two or more windows into a series. Most windows are either single or double hung, with a few casement windows being incorporated into the designs. Many of the buildings had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Most older windows were also surrounded with substantial trim pieces or window head trim.

Analysis to be considered:

1. The home on the property is historically significant as a contributing structure in the North Slope Historic District; it was constructed in 1908. As part of the North Slope, it is listed on the Tacoma, Washington and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building including new construction per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.
3. The removal of one non historic window and shutters and replacement with two double hung Andersen Woodwright fibrex wood clad windows and wood trim is appropriate as upgraded material in a traditional style per the Administrative Bylaws for suitable upgrades to non historic windows, and meets North Slope Historic Special Review Design Guidelines #7, specifically, for "...*Windows are vertically oriented...Most windows are either single or double hung...[and] "Most older windows were also surrounded with substantial trim pieces or window head trim"*".
4. The new replacement windows require a larger opening than the existing non historic window opening, which meets North Slope Historic Special Review Design Guidelines #7, Rhythm of Openings, specifically, for, "*Most windows are either single or double hung...*" The new opening is a minimal structural change to the elevation, and is required to provide for a more traditional style window.
5. The removal of one non historic front elevation door and shutter element and replacement with a wood bungalow style door meets North Slope Historic Special Review Design Guidelines #7, for, "...*Doors also tend to be paneled or contain glazed openings...*"

Staff recommended adopting the above as findings and recommended approval by the Commission.

There was discussion on the condition of the existing door and the proposed new door material and style; in addition, there was discussion on the proposed porch elements.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the proposal for windows and one door as presented for the property at 810 N Cushman; the porch elements will be reviewed at a future date per the administrative review process"

MOTION: House
SECOND: Jensen
MOTION: Carried

Ms. Tonie Cook stated that a written decision would be forthcoming.

4. BOARD BUSINESS/COMMUNICATION

- i. The Historic Preservation Month Annual Awards Committee will be reporting at a future meeting.
- ii. Mr. Reuben McKnight circulated a copy of the Prairie Line Corridor letter to the University of Washington, which the Commission requested at the previous meeting.

The meeting was adjourned at 5:37 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtle
Ken House
Jonah Jensen
Megan Luce
Daniel Rahe
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator

draft



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: March 14, 2012

LPC31/12

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

Commission Members in Attendance:

Mark McIntire, *Chair*
Edward Echtle
Ken House
Megan Luce
Marshall McClintock
Daniel Rahe
Duke York

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

David Olsen

Commission Members Absent:

Commissioners Bret Maddox and Jonah Jensen

Chair Mark McIntire called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Bret Maddox and Jonah Jensen were excused.

B. Meeting Minutes

The meeting minutes of February 8, 2012 were approved.

2. DESIGN REVIEW

A. 810 North L Street (North Slope Historic Special Review District)

Mr. Reuben McKnight read the Staff Report into the record, which follows.

This is an application to construct a new 24' X 34' garage at the rear of the property at 810 N L Street. The proposed garage will have a hipped roof with a 6:12 pitch, and an overall 14'6" roof height. The exterior cladding is proposed to be wood #1 cedar shingles, with 5 1/4" flat casing and back banding for trim. The headers will have a crown. Please see attached photograph for a sample of the proposed design. Windows are salvaged wood leaded glass windows and the door will be a new metal six panel roll up with lights at the top.

Standards to be considered:

North Slope Historic Special Review District Guidelines

1. Height. Goal: Balance the overall height of new construction with that of nearby structures. In the rehabilitation of existing buildings, the present height of the structure should remain intact. New buildings should step down to be comparable in height to adjacent structures.

2. Scale. Goal: Relate the size and proportion of new buildings to those of the neighborhood. Scale refers to a building's comparative relationship to neighboring structures, and its fit within the district. Building facades should be of a scale compatible with surrounding buildings, and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations. Scale is also determined by the proportions of the architectural elements within the composition of the individual building facades. Window and door proportions (including the design of sash and frames), floor heights, floor shapes, roof shapes and pitches, and other elements of the building exterior should relate to the scale of the neighborhood.

5. Roof Shapes and Materials. Goal: Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing Pivotal, Primary, and Secondary buildings where such elements are visible from the street. Typically, the existing, historic buildings in the neighborhood either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more, and with the pitch oriented either parallel to or perpendicular to the public right-of-way, or have hipped roofs with roof slopes somewhat lower. Most roofs also have architectural details, such as cross gables, dormers, and/or widow's walks, to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.

6. Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles, or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

9. Parking. Goal: Minimize views of parking and garages from the public right-of-way. Most early houses provided space for storing various means of transportation, from horses and carriages to automobiles; however, these structures were nearly always entered from the alley rather than from the street...Setting garages and carport structures back from the front of the building reduces their visual importance.

Analysis to be considered:

1. The home on the property is a contributing structure in the North Slope Historic Special Review District.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, new construction at this property per TMC 13.05.047, prior to those changes being made, by virtue of its location within the North Slope Historic Special Review District.
3. The new garage is proposed on the rear elevation of the property as a detached structure, which will be visible from the alley. The structure will be located on the rear of the property allowing entry from the alley, which meets the North Slope Historic District Guideline number 9, *Parking, specifically for, "Minimize views of parking and garages from the public right-of-way. Most early houses provided space for storing various means of transportation, from horses and carriages to automobiles; however, these structures were nearly always entered from the alley rather than from the street...Setting garages and carport structures back from the front of the building reduces their visual importance"*.
4. The proposed new garage with a height of 14.6 feet meets North Slope Historic District Guideline number 1, Height, specifically for "...*New buildings should step down to be comparable in height to adjacent structures*".
5. The garage proposal appears to meet North Slope Historic District Guideline number 2, Scale, for "...*relate [ing] the size and proportion of new buildings to those of the neighborhood. Scale refers to a building's comparative relationship to neighboring structures, and its fit within the district...*"

6. The proposed hipped roof with a 6:12 roof pitch meets North Slope Historic District Guideline number 5 for Roof Shapes and Materials with the goal of, "...between 5:12 to 12:12..."; the proposed building is not the primary structure on the property and it is located on the rear of the property which reduces its visibility.

7. The materials proposed for the garage, including cedar shingle siding, appear to be compatible with traditional materials in the Historic District and meets North Slope Historic District Guideline number 6, Exterior Materials, specifically for, "...New structures should utilize exterior materials similar to those typically found in the neighborhood..."

Staff recommended adopting the above as findings and recommends approval by the Commission.

Property owner Mr. David Olsen corrected Staff Analysis Item #6, the proposed garage roof design is a hipped style and not a gable roof.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the proposal for a new garage at property at 810 North L Street"

MOTION: York
SECOND: Echtle
MOTION: Carried

Mr. Reuben McKnight noted the written decision will be issued within the next few days and Staff is available to sign the building permit.

3. **NOMINATIONS – Tacoma Register of Historic Places (preliminary)**

Mr. Reuben McKnight noted the general procedural notes, followed by the staff report:

Tacoma Register listing follows procedures defined in TMC 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting will determine whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council, listing on the register or denying the nomination. Owner consent is not required for the Commission to recommend designation. The purpose of the meeting was to determine whether or not the property met the threshold criteria and should be scheduled for public testimony at a public hearing.

A. 612 N 4th Street – Ella and John Snyder House

Constructed in 1905, the Snyder House at 612 N 4th Street is nominated for Criterion B, C, and E, as follows.

Criterion B, for, *"its association with the lives of persons significant in our past"*. The house is associated with the previous property owners, John Snyder, who founded three Tacoma lumber mills; Frost Snyder, his son and prominent forest products industry leader; and Kenneth Roegner, a long time Commonwealth Title executive.

Criterion C, for, *"its 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 house was designed by prominent Tacoma architect Ambrose J. Russell, who was influenced by both Shingle and Craftsman architectural styles, which are elements represented throughout this home. Four exterior alterations were made to the house within the past twenty years. The house is a demonstration of the lumber industry's impact to the region with its construction material using old growth forest.

Criterion E, for its location, which *"is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif,"* The Snyder house is a contributing structure located in the Stadium-Seminary National Historic District.

Standards to be considered:

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

Analysis to be considered:

The purpose of the preliminary meeting is to determine that the age and integrity standards are met. The original building was constructed in 1905, and has had four exterior alterations within the past twenty years. The building appears to meet the threshold criteria for consideration.

Staff recommended scheduling the nomination for public testimony at a hearing on April 25, 2012.

Property owner Mr. Ken House presented an overview of the Ella and John Snyder House nomination, which included such details on the architect, architectural style, alterations, previous owners and their contribution to the development of Tacoma.

There was a motion:

"I move that we, the Landmarks Preservation Commission, find the Semple Residence at 3419 N 27th Street, meets special criteria for age and significance and schedule March 9, 2011, for public hearing on the nomination".

MOTION: King
SECOND: House
MOTION: Carried

4. BOARD BUSINESS

- i. The Historic Preservation Month Awards Committee reported on a recommendation to recognize local *Citizen Historians*, which will be finalized in an upcoming Commission meeting.

Chair Mark McIntire described the category of *Citizen Historians* as those *"...people who live in Tacoma and contributed to the historic understanding of not only the place and architectural character but, the overall history and how the built environment fits into that overall history."*

The meeting was adjourned at 5:28 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer



STAFF REPORT

LPC 28 /12
April 11, 2012

BOARD BRIEFINGS

AGENDA ITEM 3: Live/Work Code Amendments

This will be a briefing to discuss potential amendments to code to accommodate artist “Live/Work” spaces in existing buildings, including older warehouse, commercial and industrial spaces. This has been an area of ongoing policy development in the City, and has implications in land use zoning and building code.

Mr. Ian Munce, Long Range Planning Manager, will provide introductory remarks on the context of the “Live/Work” discussion and policy developments that are underway.

Ms. Sharon Winters, co-founder and past President of Historic Tacoma, will present Historic Tacoma’s perspective in support of the live / work code revisions that encourage the re-use of historic buildings and returning underutilized buildings to the tax rolls.

(Enclosed is a copy of Historic Tacoma’s Live / Work White Paper.)

BOARD BUSINESS

AGENDA ITEM 4A: Preservation Month

- i. Finalize the recommendations from the Preservation Month Committee on Achievement Awards and Activities
- ii. Consideration of annual report to City Council

PENDING AGENDA ITEMS

April 25, 2012 Next regular meeting, Tacoma Landmarks Preservation Commission
Public Hearing, Ella and John Snyder House Nomination, 612 N 4th Street
Design Review: 1226 N J Street-windows

To Be Scheduled: 511 N K Street – New garage construction
Historic Pavements
Design Guidelines



Creating Live/Work Spaces in Existing Buildings

Historic Tacoma supports code revisions allowing creation of live/work spaces, as described below, that will encourage the occupation and adaptive re-use of historic buildings and return underutilized buildings to

the tax rolls.

The term “live/work,” as it is used by realtors and developers for the reuse of existing warehouse buildings as housing, basically follows residential code which allows a home office space in each unit. There is no square foot limit to the residential portion of the space resulting in a large loft-like space with a price to match.

We are interested in spaces in commercial or industrial buildings that are better described as “work/live.” Limiting the square footage of the living area and possibly requiring a city business license at that address may help insure the use as artisan work/live space, validating the relaxation of other building codes to hopefully keep the cost, and thus the rents, lower.

Thomas Dolan Architect with the Live/Work Institute states, “In the interest of encouraging renovation of existing industrial and commercial buildings to live/work use, many cities have relaxed the building codes in several areas including:”

- **Minimum residential facilities** – Equivalent to an efficiency unit or a studio apt for the residential portion. Several cities have set the size to 270-285 SF. Oakland has set a min. size of whole unit to 660SF with live portion not to exceed 1/3, so 220 SF for a min living area.
- **Change of use** - Some cities (like San Francisco) have determined conversion to live/work does not trigger change of use where others (Oakland) do, but have addressed the expensive upgrades in a selective manner such as reducing the seismic retrofit upgrade to 75% of current code. Some have set thresholds, % of building conversion, before change of use is involved (similar to what Tacoma has now). With Oakland’s 1/3-2/3 limit on residential area, the threshold is an important choice because only the 1/3 is changing its use of any unit. See also Seattle’s list of Substantial Alterations that triggers their change of use and code upgrades.
- **Accessibility** – Any commercial building must be made accessible when that portion is renovated. Three or fewer residential units are exempt from accessibility upgrades. Live/work takes these two into account: a live/work unit that allows for employees or walk-in commercial trade (not just by appt.) must be accessible where these activities occur, including a restroom facility. Men’s and women’s toilets are required if more than 4 employees or 4 units with an employee. Live/work units of three or less are exempt without employees or walk-ins.
- **Energy conservation, heat and insulation** – See Seattle and Long Beach codes below.
- **Sprinkler systems, fire alarms** - one of the basic features of live/work is its open, “common atmosphere” between living and working. This, of course, flies in the face of the basic building code requirement of occupancy separations, usually fire-rated, between residential and business. Though many cities just say, “sprinkler it” to mitigate, Oakland limits the hazardous materials & processes and uses the residential requirements for sprinklers, of 16 or more units or three or more stories.

- **Ladders and lofts** – See Seattle and Long Beach codes below.

References:

Thomas Dolan Institute and The Live/Work Institute website – <http://www.live-work.com/>

Seattle WA live/work code <http://www.mrsc.org/subjects/transpo/mixeduse.aspx#seattle>
contact: Alan Justad, 206.233.3891 alan.justad@seattle.gov (wrote live/work code for Seattle)

Short article from Seattle's Department of Planning, "Establishing an artist's studio/dwelling in an existing building" which outlines code requirements
<http://www.cityofseattle.net/dclu/publications/cam/cam114.pdf>

Long Beach CA Alternative Regulations for Live/Work uses
<http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=3595> (go to 18.63)