

## Members

Katie Pratt, *Chair*  
Ken House, *Vice-Chair*  
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, 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.