

Members

Kevin Bartoy, Chair
Ken House, Vice-Chair
Roger Johnson
Lysa Schloesser
James Steel
Jeff Williams
Jennifer Mortensen
Alex Morganroth

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
Amy Figueroa, Office Assistant



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: May 9, 2018

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

Commission Members in Attendance:

Ken House, Vice-Chair
Roger Johnson
Lysa Schloesser
James Steel
Jeff Williams
Jennifer Mortensen
Marshall McClintock

Staff Present:

Lauren Hoogkamer
Amylena Figueroa
Alison Wilkerson

Others Present:

Norm Gollub, FWDA
Matt Larson, Owner

Commission Members Absent:

Kevin Bartoy
Alex Morganroth

Commissioner Ken House called the meeting to order at 5:30 p.m.

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

- A. Excusal of Absences
- B. Approval of Minutes: 2/14/18; 3/14/18; 4/11/18
- C. Administrative Review
 - 522 North J Street – Back door
 - 1108 North L Street - Windows

Notes: The consent agenda was approved.

3. NAMING – PRELIMINARY REVIEW

- A. 1147 Dock Street, The Melanie Jan LaPlant Dressel Park

Notes: Ms. Hoogkamer read the staff report.

AGENDA ITEM 3A: 1147 Dock Street, The Melanie Jan LaPlant Dressel Park

Norm Gollub, FWDA

BACKGROUND

The Foss Waterway Development Authority is requesting to name the future park at 1147 Dock Street, the Melanie Jan LaPlant Dressel Park. Construction on the ¾ acre park is set to be completed in 2020 and will include commemorative signage on Ms. Dressel's lifetime of service on the boards of Tacoma's non-profits and her role in the redevelopment of the Thea Foss Waterway. She also served as the president and CEO of Columbia Bank for 17 years. Melanie Dressel passed away in 2017.

CRITERIA

The City of Tacoma Policy on Place Names and Name Changes is included in the packet, specifically "Initial Procedures for Considering Name Change Requests," Section 3.1.

ACTION REQUESTED

Determination that the application is complete and should be scheduled for public hearing. The Commission may schedule the application for a hearing, may defer the request if additional information is needed, or may deny the request. If the Commission does not take any action on the application within 60 days (either to schedule for hearing or to defer for additional information), the request is automatically denied.

ANALYSIS

1. Pursuant to Council Resolution 38091, the Landmarks Preservation Commission reviews and makes recommendations to City Council on name change requests.
2. The request includes a map and photographs of the area, as well as letters of support from MetroParks, Carino and Associates, The Children's Museum of Tacoma, the Foss Waterway Seaport, the Executive Council for Greater Tacoma, the Tacoma-Pierce County Chamber, and United Way of Pierce County.

RECOMMENDATION

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the **Naming of the Melanie Jan LaPlant Dressel Park** recommendation for a public hearing and future consideration at the meeting of June 13, 2018.*

Applicant Norm Gollub, Executive Director for Foss Waterway Development Authority, and Linda Bray Gibbs, Capital Campaign Consultant, presented the Commission with a poster board of the proposed park plan. He expressed that Ms. Gibbs grew up with Melanie, and would like to share some words. Ms. Gibbs then spoke about Melanie. She detailed that Melanie was on many boards and committees, including the Foss Waterway Development Authority committee. She described the love that the community had for Melanie, and everyone wanted her help, as she was a leader.

Commissioner Johnson asked if where the proposed park is going to be located, if that was where the Steam Plant used to be. Mr. Gollub answered that yes he believes a steam plant had stopped operation on that lot sometime in the 80's. He mentioned that his Agency purchased the lot in 2005 and has undergone many remediation's to receive a clean certificate.

Commissioner Schloesser made a motion.

"I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the Naming of the Melanie Jan LaPlant Dressel Park recommendation for a public hearing and future consideration at the meeting of June 13, 2018."

The motion was seconded by Commissioner Williams.

Motion was approved unanimously.

Mr. Gollub expressed that the groundbreaking will be in 2020, once approved by City Council.

4. DESIGN REVIEW

A. 417 N Sheridan (North Slope Historic District) *Design Amendment*

Ms. Hoogkamer read the staff report.

BACKGROUND

Built in 1905, 417 N. Sheridan Ave. is a contributing property in the North Slope Historic District. On October 25, 2017, Landmarks Preservation Commission approved the application for: Demolition of the 28sf non-historic addition on the rear (north side) of the house, as well as partial demolition of the NE corner of the second floor to accommodate a new gable dormer. This area will be replaced with an approximately 6'x12', two-story addition that will include two floors of living space and attic space, with a dormer on the east side that matches the historic structure. It will require an expansion of the foundation footprint to match the historic building width, and increase the height of the addition to match the existing structure. Proposed windows and trim will match existing, and a 192sf deck will be added to the north side of the new addition. The asphalt siding and trim will be removed and the historic siding underneath will be repaired. If the historic siding is too damaged, it will be removed and replaced with cement board siding to match the historic detailing. The applicant is now requesting approval for a design amendment that includes:

- A change in roof pitch from the existing 10:12 to 7:12 for the addition. The roof ridge will be continuous.
- Removal of the second proposed gable dormer.
- A 2'-4" increase in the length of the addition.
- Shed roofs over the study and the exterior back door to provide cover.

STANDARDS

North Slope Historic District Design Guidelines

Guidelines for Roofs

1. **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.

2. **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).

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.

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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 Landmarks Preservation Commission provided positive feedback on this proposal on October 11, 2017 and approved the design on October 25, 2017.
3. The addition is located at the rear of the property and will match the ridge height and materials of the existing structure.
4. The architectural style, including massing, windows, roof form, and exterior materials, is compatible with the existing structure.
5. The Commission previously commented that the addition is sited at the rear of the property, which is minimally visible from the right-of-way. It is also replacing an existing non-historic addition.
6. The change in roof pitch is still within the range recommended by the Design Guidelines for new construction.

RECOMMENDATION

Staff recommends approval of the design amendment.

Applicant Matt Larson described there have been some pauses in the project, What Mr. Larson proposed to take the point to get some head height, and he wants to take the roof off and extend it by 7.6 ft in the back uses some trusses.

Commissioner McClintock asked that out of the two dormers, if the dormer that meets the pitch of the roof would block the view. Mr. Larson answered that if you look at the south elevation.

Commissioner Williams asked if he went to the shed dormers instead of the gable dormers to gain height. Mr. Larson answered yes.

Commissioner Steel asked if there was any talk with plan reviewers about having some type of relief to the 6ft 8 headroom based on the historic house and the fact that the application had already been approved? He wants to know if there can be some type of leniency that could be applied for the North slope given we have had other applicants come before us that want to do similar things to increase the head room and then in general he thinks that it can be beneficial to have that conversation with staff about ways that they could provide greater leniency that would allow people to do additions or dormers that are more compatible with the existing architectural style. Commissioner Steel then asked if he prefers the original design over the revised recommendation. Commissioner Steel recommended and made the suggestion to pull the shed dormer back from the north elevation so the north elevation could still have the 1 ½ story steeper pitch. Mr. Larson agreed with Mr. Steel.

Ms. Hoogkamer asked if Mr. Larson would still want the Commission to vote on approving this design with the recommendation of Mr. Steel's.

Further discussion ensued.

Commissioner Steel made a motion, along with a recommendation.

"I move to approve the application of 417 North Sheridan with the recommendation that the applicant consider the last furthest north two feet of the addition having the steeper slope roof like the south elevation has – that's a recommendation. If the owner chooses to resubmit with that revision, then the applicant can have administrative review rather than review of the whole commission".

Commissioner Schloesser seconded.

Motion approved unanimously.

- Commissioner McClintock asked Ms. Hoogkamer if staff makes it clear to applicants that if they do run into problems with planning that they can contact staff. Ms. Hoogkamer answered yes and explained further.
- Commissioner Steel noted that specifically about the headroom requirement he believes it would be worth staff's time to have a background conversation with reviewers about whether or not exceptions to that specific revision could be something that's talked about, and it's something that people run into a lot and seems like there could be greater flexibility.
- Commissioner Williams noted that they hold the dormers to the same standard for building code.

5. PRESERVATION PLANNING/BOARD BUSINESS

- A. Events and Activities Update were reviewed.

2018 Events

1. Historic Preservation Month (May)

- i. City Council Proclamation Recap
 - ii. Kick Off Salvage Art Show & Iron Art Competition Recap
 - iii. Amazing Preservation Race: Trapped at Fort Nisqually (May 10th-11th)
 - iv. Historic Preservation Awards (6pm @ Stewart Middle School, May 18th)
 - v. Youth Historical Fiction Reading (7pm @ Black Kettle Bites and Brews, May 21st)
 - vi. Old Places, New Spaces Bike Ride (5:15pm @ 7 Seas Brewing, May 25th)
2. Trivia Night (6pm @ The Swiss, June 20th)
 3. Fern Hill Walking Tour (1pm @ Corner of S. 84th/S. Park Ave., July 14th)
 4. Stadium Historic District Walking Tour (3pm @ Stadium High School, August 18th)
 5. LPC Training (September TBD)
 6. Trivia Night (6pm @ The Swiss, September 19th)
 7. Historic Churches Tour (TBD, October)
 8. Fifth Annual Holiday Heritage Swing Dance (6-9pm @ Tin Can Alley, Nov. 4th)

Commissioner Mortenson commented that she went to the Art show and had a great time and complimented staff.

6. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 6:00 p.m.

These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>