

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 17th and 21st 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 2nd 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 20th 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 8th)
4. **Historic Preservation Month** (May)
 - i) City Council Proclamation (5pm @ City Council Chambers, May 2nd)
 - ii) Historic Tacoma's Kick-Off Event (7pm-9pm @ Feast Art Center, May 5th)
 - iii) Tacoma Historical Society's Historic Homes Tour (May 6th – 7th)
 - iv) Amazing Preservation Race (11am @ UWT Stairs, May 7th)
 - v) Puyallup Tribe Reservation Tour (TBD, May 18th)
 - vi) Historic Preservation Awards and Maritime History Walking Tour(1pm TBD, May 20th)
 - vii) Waterfront Bike Ride (TBD, May 26th)
5. Northeast Tacoma Walking Tour (12pm TBD, June 3rd)
6. Washington Trust for Historic Preservation Youth Heritage Program: Maritime Heritage (July 11th – 15th)
7. South Tacoma Walking Tour (10am TBD, August 12th)
8. Walking Tour (10am TBD, September 9th)
9. Social Justice Bus Tour (TBD September 30th)
10. Arts Month (October TBD)
11. Fourth Annual Holiday Heritage Dance (November 3rd 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 75th 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.