

**Members**

Duke York, *Chair*  
Katie Chase, *Vice-Chair*  
JD Elquist  
Chris Granfield  
Jonah Jensen  
Lysa Schloesser  
James Steel  
Jeff Williams

Ross Buffington, Wedge Neighborhood Ex-Officio  
Marshall McClintock, North Slope Ex-Officio

**Staff**

Reuben McKnight, Historic Preservation Officer  
Lauren Hoogkamer, Historic Preservation Coordinator



# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department

Date: September 24, 2014

Location: 747 Market, Tacoma Municipal Bldg, Conference 248

Time: 5:30 p.m.

**Commission Members in Attendance:**

Duke York *Chair*  
Katie Chase, *Vice Chair*  
JD Elquist  
Chris Granfield  
Ross Buffington  
Marshall McClintock  
Lysa Schloesser

**Staff Present:**

Reuben McKnight  
Lauren Hoogkamer

**Others Present:**

Melissa McGinnis, Metro Parks

**Commission Members Excused:**

James Steel  
Jonah Jensen  
Jeff Williams

Chair Duke York Called the meeting to order at 5:30 p.m.

**1. ROLL CALL****2. CONSENT AGENDA****A. Excusal of Absences**

Commissioners, Steel, Jensen and Williams were excused.

**B. Administrative Review**

- i. 720 N I Street (foundation) 9/4/14

**3. TACOMA REGISTER OF HISTORIC PLACES PRELIMINARY REVIEW**

Ms Lauren Hoogkamer cited the general procedural notes, followed by the staff report:

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines 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.

*The purpose of this review is to determine whether the nominated property meets the threshold criteria and should be scheduled for public testimony at a public hearing.*

**A. 5801 Trolley Lane (Point Defiance Streetcar Station)**

*Melissa McGinnis, Metro Parks Tacoma*

**BACKGROUND**

This nomination is for the 1914 Point Defiance Streetcar Station (5801 Trolley Lane), which is an eclectic, Japanese-inspired, 20th Century American Movement building with an American Arts and Crafts interior. The Asian-inspired design was suggested in Hare & Hare's 1911 Master Plan for Point Defiance Park and executed by Tacoma architect Luther Twichell.

The building is nominated under the following criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;*
- 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; as a visually unique building due to its architectural style and character in the industrial area.*

**REQUESTED ACTION**

Determination of whether the building nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing. The commission may forward all or part of the nomination for future consideration.

**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.

**STANDARDS**

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**

The 100-year-old Point Defiance Streetcar Station meets the age threshold criteria. The building also retains a high degree of integrity and character defining elements. Exterior changes include a bank of windows on both the south/southwest corner and the east/northeast corner which were filled in 1983 and replaced roof tiles due to a fire in 2011. Interior changes include an altered kitchen, basement, and restrooms, an added dressing room and new equipment to bring the building up to code.

Ms. Melissa McGinnis began by noting that Metro Parks Tacoma did not own the Point Defiance Streetcar Station nor is there any deed, but an act of congress gave ownership of the property to the City of Tacoma. She detailed the historic significance of the structure. It was the original streetcar station in Point Defiance and marked the beginning of developing Point Defiance park. In 1907 the citizens of Tacoma established the parks district, a plan was made for development of the park including recommendation for a better streetcar

station and rest station. An Asian design aesthetic was used. The resulting pagoda building was completed in 1914. It was referred to simply as the unloading station and included a small concession stand and seating areas.

Ms McGinnis discussed historic photographs of the structure that demonstrated its layout and intended function. She noted that the budget for the building was 16k but the final cost was 32k. The park board had defended the costs by stating that it was meant to be a permanent structure.

In 1938 the Pagoda became a bus station as the city moved from streetcars to buses. She discussed the advantage of buses in the time period that drove the change. Further after the 40s the nation moved to private ownership of cars and the bus system began to decline. Finally, in 1962 the bus route to Point Defiance was closed.

The Capital District of Garden Clubs partnered with the Parks District and converted the Pagoda to a garden center and took over maintenance of the building adding offices and a Japanese influenced garden. After some years the parks district took over and began use it as an event center. There were further alterations to the building including paint, addition of accessible doorway and bathrooms.

Ms. McGinnis detailed the damage to the building sustained during the 2011 fire, commenting on pictures that showed the damage.

25% of the tiles used on the restoration of the roof post fire were new. The windows were dismantled and cleaned. Doors were replaced. Brass hardware, removed in prior years was reinstalled. The light fixtures on the exterior were remade from a cast of the original. The cupula over the fire place was restored. Metal rails were added to the curve outside the building, showing where streetcars would have been. The railing outside of the pagoda was brought up to modern safety codes. Additional upgrades and subtle improvements to the building were shown demonstrating the effort to bring the building up to modern standards while moving closer to the original appearance. Plans to improve the Japanese garden are ongoing.

There was a question as to the restoration of the floor and whether original materials were used.

Ms. McGinnis answered that after researching the origin of the floor tiles, they were able to track down the original manufacturer in Wales who were still producing tiles.

Ms McGinnis added that moving the structure onto the historic register had been long overdue.

There was a motion.

*"I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the Point Defiance Streetcar Station nomination for a public hearing and future consideration at the meeting of October 22nd, 2014."*

Motion: York  
Second: Schloesser  
Motion: Passed

#### **4. BOARD BRIEFING**

##### **A. Federal Building (1102 A Street)**

Mr. Reuben McKnight read the staff report.

##### **BACKGROUND**

The owners of the Federal Building (listed individually on the Tacoma Register of Historic Places) received a

grant from the Pierce County Landmarks Commission to renovate and restore the 4<sup>th</sup> floor courtrooms. A condition of the grant was that the project be reviewed by the Tacoma Landmarks Preservation Commission.

Included in the packet is a scope of work and photographs of the project.

Mr. Jon Hunt commented that the 4<sup>th</sup> floor was originally the 3<sup>rd</sup> floor, as the basement was not counted as a floor of the building originally. He briefly discussed the use of the building as a courtroom and detailed some of the restoration efforts. The carpet was taken out and the wood floor was repaired and refinished. The modern lighting system was the largest component of the budget. A manager has been hired for the space and events are currently being planned for the space. The acoustical panels did not have the final appearance that was desired and might be altered in the future.

There was a question about whether the commission only needed to approve the letter submitted. Mr. McKnight responded this was not a typical item requiring action from the commission, but a correspondence to the Pierce County Landmarks Commission stating project had been reviewed by the Tacoma commission.

There was a question about whether the courtroom at the North end had more historic relevance. Mr. Hunt commented that it was of historic significance and cited some of the major cases that were heard there.

There was a question as to whether fixtures hanging from the ceiling were period accurate. Mr. Hunt discussed the decision to use original style lighting similar to the lighting found in the other courtroom.

There was a motion.

*"I move that we accept the letter as written for submission to the Pierce County Department of Planning and Land Services.*

Motion: Granfield

Second: Elquist

Motion: Passed

#### **B. West Slope Neighborhood Conservation District (Proposed)**

Mr. Reuben McKnight read the staff report.

Mr. Reuben McKnight discussed the general area of the district. The proposal is a conservation district overlay zone, a first of its kind for the city, with design review requirements for new construction, addition to existing buildings and destruction. Conservations were previously used to provide buffer zones for historic districts, while not having such strict rules as historic districts.

Mr. McKnight discussed the history of the proposal as per the staff report, then proceeded to follow the staff report. There are some issues with the original covenant of the district, which historically uses discriminatory language. The discussions on how to best address this language are ongoing.

There was a comment that the a letter was submitted to mayor and the council expressing disapproval of the discriminatory language used in the historic covenant.

Mr. McKnight continued with the staff report starting with the action requested and a summary of key recommendations:

1. Whether or not the West Slope meets the criteria for a conservation district.
2. The code would require design review for construction or destruction.
3. Some things would fall outside of the Conservation District's authority such as trees and vegetation.
4. Design guidelines should exist for things such as height, scale, massing, exterior materials, building form and shape, and other details governing acceptable design.

5. A minimum lot size requirement. An appropriate requirement should accomodate development consistent with the character of the neighborhood.
6. Authorization to proceed to return to the neighborhood with the framework.

Mr. McKnight asked if either of the two present from the West Slope had anything to add. One mentioned having engaged Baseline Engineering and Kevin Foley during the process but due to his passing they were left with a proposal that was not completely polished. He expressed that the uniqueness of the neighborhood was as much due to the layout as the architecture, which is why preserving the lot size was so important. It was also said that there was little interest amongst the residents of the district for a historic district.

The question was asked as to what was the current mood amongst constituency regarding being receptive to the proposal.

He answered that there was some challenge to convince his community that the change would be worthwhile and necessary. There seemed to be some understanding of a need for minimum standards to preserve views and lot sizes without going so far as to have the area considered a historic district. It was hoped that a conservation district might serve both the public and the neighborhood to this end.

There was a question as the process going forward, whether Reuben or staff will meet with the residents and create a new set of more fleshed out design guidelines.

Reuben answered that if there is support from both the commission and the neighborhood there will be a process involving the commission, the residents, and possibly an outside party to flesh the guidelines out.

There was a motion.

*"I move that the Tacoma Landmarks Preservation Commission concur with all six recommendations listed by staff in the staff report regarding the conservation district in West Slope."*

Motion: Chase

Second: York

Motion: Passed

## 5. PRESERVATION PLANNING/BOARD BUSINESS

### A. Events and Activities Updates

Ms. Lauren Hoogkamer discussed the following activities.

#### Recent events

1. Maritime Fest Recap

#### Upcoming events/mark your calendars

1. Nitty Gritty Tacoma Salvage & Industrial Art Show-October 18<sup>th</sup>, 1-5pm @ Earthwise

#### Events planning

1. 2015 Preservation Month Planning
2. 2015 US Open Walking Tour Series
3. November Event Ideas (field trip, discussion/presentation, film, photo contest)
4. Holiday Mixer Planning-December 5<sup>th</sup>
5. January Board Retreat

**6. CHAIR COMMENTS**

There were no comments.

The meeting was adjourned at 6:53 p.m.

Submitted as True and Correct:



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Reuben McKnight  
Historic Preservation Officer