

## 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: February 22, 2017

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

### Commission Members in Attendance:

Katie Pratt, *Chair*  
Lysa Schloesser  
James Steel  
Eugene Thorne  
Jeff Williams  
Kevin Bartoy  
Ken House  
Marshall McClintock

### Staff Present:

Reuben McKnight  
Lauren Hoogkamer  
John Griffith

### Others Present:

Jeff Ryan  
Melissa McGinnis  
Bryan Fish  
David Fischer

### Commission Members Absent:

Jonah Jensen, *Vice-Chair*  
Roger Johnson  
Brittani Flowers

Chair Katie Pratt called the meeting to order at 5:32 p.m.

## 1. ROLL CALL

## 2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 2/8/17
- C. Administrative Review
  - 539 Broadway, Union Club – rear stairs and deck

The consent agenda was approved.

## 3. TACOMA REGISTER OF HISTORIC PLACES – FINDINGS AND RECOMMENDATION

- A. 3713 North 19th Street & 1920 North Adams Street, Cushman and Adams Street Substations

Mr. McKnight read the staff report.

### BACKGROUND

The Cushman and Adams Street Substations, at 3713 N 19<sup>th</sup> Street and 1920 North Adams Street, were built in 1926. This nomination includes both neoclassical revival substations, as well as the surrounding sites, including a solitary lattice tower on the Adams property, and the interior of the Cushman Substation's Condenser Room as contributing.

### REQUESTED ACTION

The purpose of this meeting is to review the findings and determine whether the nominated property meets the criteria for designation and should be scheduled for City Council.

The Commission conducted a hearing on the nomination on February 8, 2017, to receive comment on the proposed designation. The comment period remained open until February 10. Thirty four written and oral comments were received.

A total of 34 individual written and oral comments were received. All comments received were in support of the designation of the exteriors of both buildings. Of those comments, ten individuals opposed designation of the Adams Street lattice tower. Five of the comments specifically supported the designation of the interior of the Cushman Substation condenser room. One comment questioned the physical integrity of the Adams Substation, and one comment opposed designation of the surrounding sites. Several comments expressed a desire to have the properties placed in a future community use.

There was also a general community concern that was expressed regarding the potential historic designation of the equipment within the switchyard. This equipment has been considered noncontributing during this process, and was not under consideration as a specific historical element to be preserved as a result of this nomination.

Following the hearing, the Commission requested the following information and next steps (responses in italics):

Commission request	Response
<p>1. A summary of current reviews under Section 106 relating to TPU projects, and how those relate to the activities at the Cushman and Adams Substations/transmission line.</p>	<p><i>TPU response:</i>  <i>From Washington’s Department of Archaeology and Historic Preservation (DAHP) website, a Section 106 project is defined as “a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a federal agency, including those carried out by or on behalf of a federal agency; those carried out with federal financial assistance; and those requiring a federal permit, license or approval”. In summary, Section 106 applies only if a federal agency is carrying out the project, approving it, or funding it.</i></p> <p><i>The N. 21st Street project has no federal funding or federal permits required. We consulted with DAHP and the City’s HPO, and determined that Section 106 does not apply.</i></p> <p><i>Tacoma Power is currently working with the US Army Corps of Engineers (USACE) to obtain a federal permit to replace the Potlatch transmission line Henderson Bay crossing at Purdy. The USACE is developing a Memorandum of Agreement (MOA), with DAHP and City’s HPO as consulting parties, to mitigate the adverse effect of removing the towers. Current mitigation strategies include: updating the Cushman Substation National Register Nomination to include the Adams Street Substation, restoration of the oak door entrance, and restoration of the original light standards and associated globes.</i></p>
<p>2. Copy of a letter sent to surrounding residents by TPU regarding the hearing.</p>	<p><i>This letter has been provided by TPU and is included in the Commission packet.</i></p>
<p>3. General assessment of the lattice tower on the Adams Substation property and an assessment of the feasibility of relocating it, if clearance from 21<sup>st</sup> Street is a significant concern.</p>	<p><i>TPU response:</i>  <i>The lattice tower on the Adams Substation property is over 90 years old, rusty, and missing paint. The tower can be physically relocated.</i></p> <p><i>Once the electrical wires are removed from the Adams tower it will no longer be transmission equipment. Per City of Tacoma code, its use would no longer be designated as “utilities”. Any relocation or change in use of the tower makes it subject to the permit requirements of the City, including building permits, conditional use and variances. Substantial costs would be associated with permitting and relocation.</i></p>

<p>4. Inventory of significant interior elements.</p>	<p><i>The National Register nomination form, with a description and photographs of the interior, has been included in the packet by request of the nominator. Generally, the historically significant features on the interior include: the gantry crane, wall sconce fixtures, the open volume, and terrazzo floors.</i></p>
<p>5. The code citation that refers to designation of interior spaces.</p>	<p><i>“Significant interior features” are defined in TMC 13.07.030 as follows:</i></p> <p><i>“Significant interior features” means architectural features, spaces, and ornamentations which are specifically identified in the landmark nomination and which are located in public areas of buildings such as lobbies, corridors, or other assembly spaces.</i></p> <p><i>There are two primary code areas that refer to significant interior spaces:</i></p> <p><b>13.07.050 Tacoma Register of Historic Places – Nomination and designation process for individual properties.</b></p> <p><i>A. Process for the nomination of individual properties, generally:</i></p> <p>...</p> <p><i>2. A written request, which shall be in the form of a completed nomination to the Tacoma Register of Historic Places, shall be made to the Historic Preservation Officer. At a minimum, the nomination form shall contain the following:</i></p> <p>...</p> <p><i>c. Specific language indicating which improvements on the site are included in the nomination, including any significant interior spaces within publicly owned buildings</i></p> <p>...</p> <p><i>D. City Council Review of Designation.</i></p> <p>...</p> <p><i>2. If the City Council approves the designation, the designating resolution shall contain the following:</i></p> <p>...</p> <p><i>c. Elements of the property, including any significant interior spaces if so nominated, that shall be subject to Landmarks Preservation Commission regulation.</i></p> <p>...</p>
<p>6. Comprehensive plan citation relating to surplus public property.</p>	<p><i>The relevant passage is contained within the Urban Form element of the One Tacoma Plan, as follows:</i></p> <p><i>“Policy UF–13.28 Encourage the conversion of electrical substations for recreational purposes if the sites are no longer needed for their intended purpose.”</i></p> <p><i>It should be noted that designation as a City Landmark does not directly control future use of a property; although it may become eligible for a historic conditional use permit and alterations required for a new use may require Landmarks Commission approval.</i></p>
<p>7. A site visit to the Cushman Substation to review the interior of the condenser room.</p>	<p><i>Due to the short time frame and logistical issues, staff was not able to identify a time for a site visit prior to the scheduled February 22, 2017 meeting. The Commission may vote to defer final action on a recommendation until the scheduling of a site visit can be completed.</i></p>

## STANDARDS

The properties are 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;*

Staff recommends the additional criteria of:

- F. *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.*

## RECOMMENDED FINDINGS

1. A nomination to the Tacoma Register of Historic Places was prepared and submitted by Jeff Ryan, a Tacoma resident and private citizen. The nomination as submitted originally included: the Cushman Substation and surrounding property at 3713 N 19<sup>th</sup> Street, the interior space of the main condenser room within the Cushman Substation, the Adams Street Substation at 1920 North Adams Street and the surrounding property, and the transmission line running along N 21<sup>st</sup> Street from the substations to Highland Street.
2. The properties are owned and maintained by Tacoma Public Utilities (TPU). TPU was formally notified of the pending nomination on November 1, 2016. TPU acknowledged receipt of the nomination but did not request an extended response period pursuant to TMC 13.07.050.
3. On December 14, 2016, the Commission held a preliminary meeting to review the nomination. At this meeting, the Commission found that the nomination appeared to meet the threshold criteria for designation and voted to schedule the nomination for a public hearing to be held February 8, 2017, but removed the lattice towers along 21<sup>st</sup> Street from further consideration. However, a sole tower on the Adams Street property remained under consideration.
4. On February 8, 2017, the Commission held a public hearing to take comment on the nomination. The Commission voted to keep the comment period open until February 10, 2017.
5. Notice of the hearing was sent to property owners in a 400' radius on January 25, 2017. Notice was also published in the Tacoma News Tribune.
6. TPU has expressed support for the designation of the exteriors of both buildings. However, TPU opposed the designation of the sites, specifically the switchyard equipment, the solitary lattice tower on the Adams Street property, and the interior of the Cushman Substation.
7. TPU asserts that the retention of the solitary lattice tower would interfere with the design of a new transmission line that will be installed along N 21<sup>st</sup> Street, and that the lattice towers are not unique within the TPU power system. TPU also asserts that the switchyards do not retain historical value due to alterations over the years. Lastly, TPU contends that the condenser room in Cushman Substation, while a historically significant space, does not meet the code definition for "significant interior feature" as defined in TMC 13.07.
8. In general, all community response received has been in support of the nomination. Letters of support have been received from the North End Neighborhood Council and community members both prior to and during the comment period.
9. The properties are historically significant. At 91-years-old the properties meet the age threshold criterion. The period of significance is 1926 to 1949, which is the date of construction up until the transmission line was rerouted.

10. The complex generally retains a high degree of integrity; it retains its original setting, design, massing, materials, and the majority of window openings and ornamentation, among other character defining features. Only the interior equipment has been removed, along with some window panes on the east elevation and six of the original light poles on the exterior on the Cushman Substation site. The switchyard, although part of the original site, has been altered over time and is noncontributing in the National Register listing. The Adams Street Substation also retains its integrity, with the exception of missing exterior light fixtures, removed equipment, and a small ventilation shaft that has been added to the south façade.
11. The complex meets Criterion A, for its association with the region's growth as a result of hydroelectric power production. The substations housed the means for efficient distribution of electricity, making the Cushman Substation one of the most important and influential buildings of its time as well as the only urban building constructed for the Cushman Hydroelectric Project. The complex meets Criterion C as an excellent example of monumental, neoclassical revival style architecture. Lastly, the complex meets Criterion F as an established and familiar visual feature of the neighborhood, as a long standing, monumental visual element within the North End.
12. The property surrounding the substation structures is important to protecting the visual character of the buildings, and thus, should be part of the designation. The electrical equipment within the yards is not a historically contributing element, and should not be part of the designation. Alteration of the electrical equipment should remain exempt from historic controls.
13. The lattice tower on the Adams Street property does contribute to the historical narrative, especially if the transmission line along N 21<sup>st</sup> Street is removed, and thus is a contributing element on the property and should be retained. If necessary, it may be relocated within the property to accommodate a new transmission line.
14. Although the condenser room is historically significant, it is not a public area or an assembly space as defined in TMC 13.07.030. The other interior spaces generally acknowledged as historic interior spaces on the Tacoma Register of Historic Places include the lobbies of the Tacoma Municipal Building, and the auditorium at the Pantages Theater. The interior of Cushman is not accessible to the public and should not be included within the historic designation.

## **RECOMMENDATION**

The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. The Commission may vote to defer action until the scheduling of a site visit can be completed.

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, pursuant to the findings above, as follows:

- The exteriors of both the Cushman and Adams Street Substations
- The surrounding sites, but not the electrical switchyard equipment or footings
- The single lattice tower on the Adams Street Substation property

Jeff Ryan, Ryan Architecture, commented that he agreed with the staff report with the exception of the condenser room. He commented that in the municipal code it never said that the interior had to be a public space to be eligible. Mr. Ryan reviewed that the code stated "elements of the property including significant interior spaces if so nominated, shall be subject to the Landmarks Preservation Commission regulation", adding that the wording was "significant interior spaces" and that the interpretation had been based on "significant interior features". He noted that there was no definition in the code for "interior spaces" and the only place that "interior features" was mentioned was in a definition discussing the enforcement of the code, adding that there was nothing stating that it had to be a public space. Mr. Ryan commented that if they ruled that it was a public space, he would note that it had been open for tourists and was no different than the Pantages. He commented that the condenser room was basically a lobby with

a gallery along the front of the building. He commented that he would like to see them rule whether it was a significance interior space and whether they wanted to approve it for review which would affect they would have a say when someone proposed an alteration to the space. He commented that his concern was that if someone wanted to turn it into a condo by adding two floors in the space, it would destroy the character of the interior. He commented that he was hoping that they would approve all six points: the two sites, the two buildings, the tower, and the condenser room.

Chair Pratt reviewed the staff recommendations for Commissioner feedback. Commissioners concurred with including the exteriors of both the Cushman and Adams Street substations; the surrounding sites without the switchyard equipment or footing; and the single lattice tower. The interior space was discussed. Mr. McClintock commented that he would like to see the condenser room included in the recommendation to Council as it was the entry room, was highly decorated, and seemed to clearly have been built to be seen. He added that they knew from neighbors that the space had been open to the public periodically. Commissioner Bartoy concurred, commenting that the entryway seemed almost staged as a public space. Commissioner Williams commented that he had been inside the condenser room, noting that it was designed to look like a public space and was very ornate. He commented that the interior was an impressive space and that he would like to see it protected. Commissioner Steel commented that the code missed a narrow interpretation where a public building did not have spaces that met the exact description and there isn't any section of the code that allows them to designate the interiors of a public building without them meeting the criteria of being lobbies, corridors, or other assembly spaces. He commented that the main space would not meet the definition of a lobby, corridor, or assembly space, but that it was a public building and the interior was significant enough that they should put it forward as part of the recommendation and send it to Council. Commissioner Thorne commented that the details made it significant and they were partially viewable from outside of the building, presenting an image to the public.

The lattice tower was discussed. Commissioner Bartoy commented that as the single remaining tower of all of the towers that were on the National Register, it was exceptionally important and was also important in its context as well. Commissioner Steel concurred, noting that part of the goal of preservation is preserving things that are important in terms of understanding history.

Chair Pratt commented that she agreed with the staff interpretation of historic interior spaces, based on the examples listed and the amount of people that would be going through those spaces. She commented that she agreed with forwarding it to City Council and letting them decide, based on the historic significance.

There was a motion.

"I move that the Landmarks Preservation Commission recommend to City Council that the Cushman and Adams Street Substations be included on the Tacoma Register of Historic Places, including the following elements: the exteriors of the Cushman and Adams Street substations; the surrounding sites, but not the electrical switchyard, the yard equipment, or footings; the single lattice tower on Adams Street; and the condenser room and the interior."

Motion: Williams

Second: Schloesser

The motion was approved unanimously.

#### **4. TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY REVIEW**

##### **B. 5717 Roberts Garden Road, Point Defiance Lodge**

Item 4.B. was moved ahead of item 4.A. on the agenda.

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. Darmer called the Queen Anne design, with Swiss Chalet elements "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.

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;*

### **REQUESTED ACTION**

Determination of whether the property 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.
- The property will become eligible for the Historic Conditional Use Permit.

### **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**

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.

Mr. McKnight noted that there had been had been a question with the nomination about significant interior spaces in the building which had been discussed with the applicant. He reported that there was concurrence that the building had interior spaces that were definitely significant and were public spaces including the entryway, sitting room, and parlor which would be eligible for inclusion in the nomination.

Melissa McGinnis, Metro Parks, commented that the upstairs was historic as well. She reviewed photos of the entryway noting decorative plaster and that the only thing that had been replaced in the room was the lighting fixtures. She added that the entryway fireplace had been blocked off in 1902. Ms. McGinnis reviewed that when the house was built in 1898 it was built to be the home of the park superintendent but was also a meeting place for

Commissioners. She discussed the sitting room, noting that only the light fixtures had been changed. In the parlor the mantle had been replaced and there was modern wallpaper. Ms. McGinnis reported that the hardware was still on the pocket doors and that they still functioned. The back bedroom was now an office and only the wallpaper was new. She noted that the dining room still had the original picture railing that had been used to display plates. The room that had seen the most significant change was the kitchen which had modern linoleum, a new window above the sink, and a door that was relocated in a 1988 remodel. The upstairs bedroom had new wallpaper from the 1970s. The secondary bedroom was discussed. Mr. McClintock asked if there was an interior screen on the bedroom window. Ms. McGinnis confirmed that there was. The north facing bedroom was discussed, Ms. McGinnis commenting that the original wallpaper was still present under the new wallpaper. She noted that the biggest modification to the exterior was the roof which was replaced after a 1925 fire. Reviewing an original photo of the building she noted a gable and a chimney that had been removed in 1907. She noted that the wood basement had been replaced with concrete.

Mr. McClintock noted that he had made the question about the eligibility of the interiors. Ms. McGinnis commented that they held a level of significance due to how much was original to the house. She noted that when it had finally been opened to the public, many people had wanted to see inside the interior space.

Mr. McClintock asked if the style, listed as Queen Anne, might be Exotic Revival, referencing McCallister's *Field Guide* and Caroline Swope's *Seattle Houses* which had pictures of similar houses. Ms. McGinnis responded that Ms. Swope had written the architectural description for the application, adding that everyone else had described the style only as eclectic and that it had been a struggle to describe the architectural style.

Mr. McClintock asked if the building could also be nominated under criterion F and if it was adjacent to the pagoda nomination, making it eligible for an additional criterion. Ms. McGinnis responded that a roadway was the only thing between the property and the boundary for the pagoda. Mr. McKnight responded that they could amend future reports to include those criteria.

There was a motion.

"I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the Point Defiance Lodge nomination for a public hearing and future consideration at the meeting of March 22, 2017."

Motion: Steel

Second: Schloesser

The motion was approved unanimously.

A. 1019 Pacific Avenue, the Washington Building/Scandinavian American Bank Building

Chair Pratt recused herself from the item. Commissioner Steel volunteered to temporarily be Chair for the item.

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.

The project team will also brief the Commission on the proposed rehabilitation work. The applicant intends to seek design review approval at a later meeting.



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.*

#### **REQUESTED ACTION**

Determination of whether the property 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.
- The property will become eligible for the Historic Conditional Use Permit.

#### **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**

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.

The applicant commented that they felt the building was eligible under criteria A,C, and F for its association with commercial development in Downtown Tacoma and as a prominent visual anchor for Downtown . He reported that the period of significance was 1925, when construction was completed, through 1943 when the original owners sold the building. It was noted that construction occurred in two phases starting before 1920, then completing in 1925 with the construction of an adjacent tower. At the time the construction was completed it was the tallest building in Tacoma. He noted that the Brotherhood Cooperative National Bank Tacoma were the original main tenant and that the upper stories were offices. In 1937 the Tacoma Club opened on the 17<sup>th</sup> and 18<sup>th</sup> floors and included a dining room, gym, and locker room. He noted that the building still retained its exterior character-defining features including the terra cotta, cornice, overall form, and massing. The main changes were the change of windows on west, south, and east facades and the storefronts as the tenants on the ground floor changed over the years.

Commissioner Bartoy asked there were any interiors were left from the Tacoma Club. It was noted that the space had been remodeled since they moved in 1995.

There was a motion.

"I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the Washington Building/Scandinavian American Bank Building nomination for a public hearing and future consideration at the meeting of March 22, 2017."

Motion: Williams

Second: Schloesser

The motion was approved unanimously.

Bryan Fish, Fish Mackay Architects, provided a briefing on proposed alterations for the building. He reviewed that they were proposing a change of use from what is currently primarily offices to 150 apartments and 7 work live uses on the ground floor. As part of the reuse of the building there were a limited number of exterior repairs and alterations.

Terra cotta repair was discussed. Mr. Fish noted that at the penthouse all mortar joints would need to be cut out and repointed and cracked or damaged tile would need to be cut out and patched. For the remaining facades, they estimated that between 10 and 20 percent of mortar joints would need to be repointed and tiles would be cut out and patched as required. They were investigating the top cornice and the steel structure that supported the terra cotta to see if there was any deterioration of the steel, which they would repair as needed. Commissioner Williams asked if the terra cotta would be replaced or repaired. It was noted that repairs would not be identical tile, but a concrete type material that would replicate the tile.

Ground level alterations were discussed. Mr. Fish reported that along Pacific Avenue they were proposing to remove the canvas awnings between the windows and storefronts below; restore the windows to the original configuration; and incorporating a small louver into the mezzanine windows to accommodate mechanical needs for ground floor uses. The existing club entrance would be replaced with a fixed aluminum storefront system and they would restore the window above. Commissioner Bartoy asked if they would be replicating the historic windows. Mr. Fish responded that that they were returning the windows to the original style of configuration, but not replicating the originals exactly. Mr. Fish reported that along South 11<sup>th</sup> Street they would be removing canvas awnings; repairing cast iron storefront sashes; and reconfiguring an upper window and lower entry at the corner of the alley. Along court A, the upper level mezzanine windows would be used for mechanical louvers, the lower level storefront system would be reconfigured, and the exit doors would be infilled with matching wood storefront and tile clad bulkhead. Part of the requirement for a change of occupancy would be seismic upgrades that would require brace frames that would be visible through the storefronts on the first floor and partially through the second floor windows. The final proposed alteration was a vertical corner mounted blade sign, likely with internal illumination.

Mr. McClintock asked what material was used for the awnings between the mezzanine and lower windows. Mr. Fish responded that it appeared to be a precast concrete panel that had a spandrel that was likely non-original as the drawings showed cast iron spandrels.

Commissioner Schloesser asked if the applicant could bring in an existing piece of the damaged terra cotta and the proposed replacement so that the Commission can see how they compare.

Commissioner Williams asked why they were treating the storefronts on one side of their building different from the others, doing aluminum clad on one side and black anodized clad on the other side. Mr. Fish responded that the clear aluminum would be for the mezzanine level windows, using the existing window frames where possible, while the ground floor storefronts would be bronze anodized aluminum to match the other non-original storefronts. Commissioner Steel asked if the bronze anodized aluminum would be dark or truly bronze. Mr. Fish responded that it would be brown in hue and match the existing storefronts.

Commissioner Steel commented that some of the required interior changes, that might be visible through the windows, would not be under the Commission's review as it was an interior element. He commented that it was a great building and he was excited to see what happens.

Mr. McClintock asked if the canopy structure that had the Washington Building sign on it was an original element, specifically the structure. Mr. Fish responded that he thought it was primarily original. He added that there were some

lighting elements that were likely added later.

## 5. BOARD BRIEFINGS

### A. Broadway Center Centennial Campaign (Individual Landmarks)

Mr. McKnight read the staff report.

#### **BACKGROUND**

The Broadway Center Centennial Campaign is raising capital funds for structural, comfort, and aesthetic improvements to the Pantages (Individual Landmark) and Theater on the Square. This will be funded through a Public (City, State, Federal Tax Credits) and Private partnership. The main Private fundraising tool will be selling the naming rights for features inside and outside of the buildings, which the Landmarks Preservation Commission was briefed on in 2016. The Broadway Center will present conceptual plans for the naming opportunities outside of the buildings, including conceptual planning for changes on the exterior of the buildings.

The Broadway Center is asking the Commission for support as they apply for future Historic Tax Credits. They will present plans for interior renovations at a later meeting.

David Fischer, Broadway Center for the Performing Arts, reported that they had engaged BCRA, the primary architects for the project to help them begin the process of aligning signage and creating a campus wide vernacular that would help people differentiate buildings with color coding. He reported that they were charged with activating private sector and they wanted to energize it with naming rights options. There were a variety of zones and buildings that would have public facing signage.

Sign locations were discussed. Mr. Fischer discussed the corner at 9<sup>th</sup> Street and Commerce where they were proposing the addition of a canopy to the outside and signage recognizing it as the education suite.

The theater on the square entrance was discussed. Mr. Fischer noted that they had previously discussed renaming it in honor of Babe Lehrer and Don Lucien, but citizens felt that the price point for the structure should be higher. Mr. Fisher commented that instead the interior lobby would be converted to a permanent exhibit on civic leadership and engagement, which would be named the Lehrer - Lucien Commons. The theater itself and exterior signage would be an opportunity for a potential sponsor. They would also consider painting the whole building with input from the sponsor. Commissioner Steel commented that the color of the building had always been powerful and that it would nice to see the color of the building correlated to the color of the sign. He suggested that tying the color of the building to the branding or naming would help it people recognize it.

Mr. Fisher discussed the annex, between the historic Pantages and the Theater on the Square, which housed the backstage systems. They were proposing vacating part of the open space between the sidewalk and the existing building and bringing the building out to the sidewalk. It was noted that they would bring out the bottom three stories about 12 feet. Commissioner House asked if there would be a granularity to the naming rights options shown in the conceptual illustration. Mr. Fisher commented that the image shown was the extent of what was being proposed and was as intense as it would get. Commissioner Williams commented that it should be more unified and that the names should be the only thing drawing attention. Mr. Fisher commented that the only thing that they were committed to was the naming opportunities.

The area in front of the Pantages Theater was discussed. Mr. Fischer reported that they were proposing reorganizing it into an indoor/outdoor plaza connection with the Pantages lobby. He reviewed a conceptual image of the plaza, noting a small stage that people could perform on. They would also add signage to clarify who the residents of the building were. They were proposing a monument sign with a reader board to replace the marquee, which had many issues including causing continual damage to roof and being difficult to maintain. Mr. Fischer noted that the marquee was not historic and there was no sign before 1983. Commissioner Steel asked if the existing public art would be included. Mr. Fisher commented that the public art that was currently present would be rearranged. Mr. Fischer reported that some of the art might be used to mark the building entrances. Commissioner Steel suggested that they design the space while primarily considering what could be done to clean the space up geometrically, considering

traffic, and considering pedestrian safety.

Mr. Fischer reviewed that the canopy installed in 2006 would be mirrored over the education doors. Commissioner House commented that adding an additional modern canopy to the building was something that he would like to have the Commission review as the project goes forward. It was noted that the front of the lobby originally started where the windows of the upper story were located and that the lobby was expanded in 1983 and 2006.

Commissioner Steel asked how the different colors of the three institutions on the monument sign would be represented. Mr. Fischer commented that it was meant to be the umbrella signage for all three and was meant to be more neutral. Commissioner Schloesser asked if it would be the same for the sign blocking the control box. It was noted that the sign blocking the control box would be an electronic sign. Commissioner Steel asked if there was a sign anywhere that would use the three different colors to orient people. Mr. Fischer responded that they might have small format signs doing that at the box office and on the main entryways. Commissioner Thorne asked if there was any thought about changing the circle from the logo to use three separate colors.

Commissioner Steel asked if the addition to the Pantages would be considered part of the original building. Mr. McKnight commented that he would have to review the Landmarks description to see how they tied together.

## **6. PRESERVATION PLANNING/BOARD BUSINESS**

### **A. LINK Artist Selection**

Mr. McKnight He reviewed that when the Link expansion Theater District Station had been before the Commission a component of it had been the inclusion of public art that would be a significant aspect of the design. He reported that he had asked the Arts Administrator if the Landmarks Preservation Commission could have some representation on the artist selection review panel. Commissioner Schloesser volunteered to attend the meetings.

### **B. Events and Activities Updates**

Ms. Hoogkamer provided updates on the following events and activities:

1. Landmarks Commissioner Training (8:30am-4:30pm @ Tacoma Convention Center, March 7<sup>th</sup>)
2. History Happy Hour Trivia Night (6pm @ The Swiss Restaurant & Pub, March 15<sup>th</sup>)

Mr. McClintock requested that they discuss the eligibility of the interior spaces of public buildings for the Tacoma Register of Historic Places as a possible code cleanup item. Discussion ensued.

## **7. CHAIR COMMENTS**

There were no comments from the Chair.

The meeting was adjourned at 7:27 p.m.