

Members

Duke York
Katie Chase
JD Elquist
Chris Granfield
Jonah Jensen
Daniel Rahe
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
Kris Bertucci, Office Assistant



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: July 9, 2014

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

Time: 5:30 pm

Commission Members in Attendance:

Katie Chase
JD Elquist
Chris Granfield
Jonah Jensen
Marshall McClintock
Dan Rahe
Lysa Schloesser
James Steel
Jeff Williams
Duke York

Staff Present:

Reuben McKnight
Lauren Hoogkamer
Kris Bertucci

Others Present:

Sharon Winters
Kendall Reid
Sunny Ausink
Gary Knudson
Kevin Connally

Commission Members Excused:

Ross Buffington

Commission Members Absent:

Chair York called the meeting to order at 5:30 pm.

1. ROLL CALL

Commissioner Buffington indicated that he would not be present. There were no other absences.

2. CONSENT AGENDA

- A. Excusal of Absences – Commissioner Buffington was excused.
- B. Meeting Minutes – Minutes of December 18, 2013 were approved with a minor correction to the date (wrong year) on the draft minutes.
- C. Administrative approvals – there were no Commissioner comments on the administrative approvals.
 - i. 822 N M 6/26/14 (porch)
 - ii. 1111 N 4th Street 6/26/14 (garage)
 - iii. 1953 S C Street 6/24/14 (awning)
 - iv. 402 N K Street 6/11/14 (window)

3. NOMINATIONS—PRELIMINARY NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PRELIMINARY

Mr. McKnight read the staff report into the record.

General Procedural Notes:

The properties on today's agenda is nominated to the Tacoma Register of Historic Places.

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 a 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 properties meet the threshold criteria and should be scheduled for public testimony at a public hearing.

Mr. McKnight provided the staff report for both agenda items 4A and 4B.

A. McKinley, Oakland and Hoyt Schools

BACKGROUND

This is a multiple property nomination for three Tacoma School District properties, as follows:

- McKinley Hill Elementary School (3720 McKinley Avenue)
McKinley Elementary was designed by noted school architect Frederick Heath and constructed in 1908 with additions in 1910 and 1957. The 1957 addition is not included in the nomination.
- Oakland Elementary School (3319 South Adams Street)
Oakland Elementary School was designed by the noted architectural firm of Heath and Gove, and was constructed in 1912 with a 1958 addition. The addition is not included in the nomination.
- Hoyt Elementary School (2708 North Union Street)
Hoyt Elementary School was designed by nationally known Tacoma architect Robert Billsbrough Price and constructed in 1957.

The buildings are nominated under the following criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;
- B. Is associated with the lives of persons significant in our past;
- 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 buildings 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 properties 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

Each school structure meets the age threshold criteria. McKinley was constructed 106 years ago, Oakland, 102 years ago, and Hoyt is 57 years old. Hoyt Elementary School is an intact example of economical midcentury design and construction using innovative materials and techniques intended to reduce costs and facilitate speedy construction. McKinley has been substantially modified; of the three nominated schools, the 1958 addition to McKinley is the most intrusive to the original structure, obscuring a significant portion of the front lower elevation. However, it appears that most of the character defining elements on the building are intact despite the addition. Oakland Elementary likewise has a significant addition on its north elevation, which is a secondary elevation. The primary massing and front elevation are intact.

RECOMMENDATION

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the **McKinley, Oakland and Hoyt Schools** nomination for a public hearing and future consideration at the meeting of **August 27, 2014**.*

Recommended language for declining to schedule a public hearing for one or more components of the nomination:

I move that the Landmarks Preservation Commission find that [cite specific elements or properties that should be excluded] do not meet the threshold criteria (describe) and deny the nomination for said property(ies).

Recommended language for deferral:

I move that the Landmarks Preservation Commission defer consideration of the nomination for the [cite specific elements or properties for which additional information is needed] so that additional information (specify) can be presented for consideration to the Commission.

Mr. McKnight noted that the date for August 27, 2014 included in the staff report for a potential public hearing is actually a conflict for staff, so he recommended pushing the hearing date out for another meeting such as the September 10 meeting, if that is suitable for the applicants.

Mr. McClintock gave a presentation. He noted that he would recuse himself from any discussions on the nomination, other than to present, and that Historic Tacoma was the organization sponsoring the nomination. Mr. McClintock said he volunteered his time to write the nominations. This nomination is a bit unusual because the property owner, Tacoma School District, is not party to this nomination and that he would discuss that later. Mr. McClintock said he wanted to be very, very clear that Historic Tacoma, in regard to the work that TSD has done in terms of historic preservation, in terms of the renovation on Stadium, Lincoln, Washington, Stewart, and the other schools that they have nominated, Historic Tacoma supports that fully and this nomination is in no way to suggest that they have been derelict in their duty. Historic Tacoma is fully supportive of that work and the nominations are not meant as a criticism of Tacoma School District.

Mr. McClintock said that the nomination was an outcome of a discussion between Historic Tacoma and the Tacoma School District that began in 2005, when there were only three schools listed on the Tacoma Register of Historic Places. The district hired an architectural historian to inventory Tacoma schools, which resulted in the district listing six of its properties on the historic register in 2010. He said that although they were determined significant, the district did not list Hoyt, Oakland and McKinley. Mr. McClintock said that Historic Tacoma believed that the three schools are highly significant and should be listed. He said that during discussions with the school district, the district indicated that it is taking a neutral stance regarding the nominations of these three buildings.

Two schools, McKinley and Oakland, were designed by Frederick Heath, who came to Tacoma in 1893 following his father and brother. Frederick Heath partnered with Ambrose Russell and later formed Heath and Gove with George Gove, which became a major regional architectural firm.

The area where McKinley was added to the City and platted in 1901. The trolley was extended to the area in 1904 and in 1906 the neighborhood got its first school, named after William McKinley after the president that was assassinated in 1901. Construction on McKinley school began in 1908 and finished in 1910, and it was built on Heath's Unit School plan. The style is American Renaissance; it's the only example of American Renaissance that remaining in Tacoma.

Oakland is a much older community than McKinley. It was a thriving little lumber suburb of Tacoma, and by 1888, there was a railroad connection from the Oakland community to downtown Tacoma, and in 1891 there was a framed schoolhouse in this community. In 1912, it was replaced by this brick building by Heath and Gove. This building does not sit on a main thoroughfare like McKinley does, but rather sits up on a residential street and if you are walking by the sidewalk next to this building, you can almost reach out and touch those columns on the entrance. It's almost like a large house in the neighborhood as opposed to a school that's sitting sort-of monumentally like McKinley.

The school today is in excellent condition and is Tacoma's only remaining example of Jacobean revival, which refers to the period after Elizabeth I's death in England when James VI came on to the throne of England as James I, and it's the beginning of the baroque period, so we begin to see classical elements and tudor high gothic elements combined.

So in 1915, 3 years after this building was built, a young man knocked on the doors of Heath and Gove looking for a job and that young man was. He worked with Heath and Gove for another 5 years before he set up himself in his own practice. He's got a number of noted buildings, probably one of the most iconic ones close by here is the Chevrolet dealership building up here on St. Helen's at the corner of 6th and St. Helen's and also the Tacoma Library addition that we think of today as the Tacoma Library. Silas Nelsen designed the addition to Oakland in 1958. It's very low compared to the rest of the school.

With Hoyt, we move into the post-WWII period. The person after whom the school is named, Nell Hoyt, was an educator advocate. She was not only known statewide but also had a national reputation for involvement in the preschool movement. She was the person who basically came up with the concept of preschool as an educational concept, so very appropriate that Tacoma would name the school that was designed for the youngest schoolchildren in the district at the time after her.

The architect is Robert Price, another major Tacoma architect, who graduated from Stadium HS, went on to the University of Washington, and when he graduated WWII was going on, so he enlisted in the Navy. When he got out of the Navy, he went to MIT and completed his degree and came back and opened his practice in 1949. He's one of the most highly recognized mid-century architects and the first architect in Tacoma to be inducted into the AIA college of fellows. A lot of his projects were featured in Sunset, House and Garden, Architectural Record, and so on. Other buildings that he designed here in Tacoma, the Bicentennial Pavilion, the Pierce County Family YMCA, Temple Bothel, and a number of others.

Price was 1 of 6 national architects that was retained by the American Plywood Association to look at developing different and new uses for plywood in the building trades. The Plywood Association underwrote the design work and the research that was needed in order to build Hoyt School. The part that needed the most research were the roofs. About 8 years before Hoyt, there had been a disastrous earthquake here in the Northwest and a school child was killed when Lowell School collapsed, so there was a great deal of concern about new technology, new building materials, particularly roofs, so they had to do a lot of structural testing to failure on the plywood roofs here.

The design received the Merit Award from the SW WA chapter of the AIA, the nation's School of the Month award from the National School Association, and was featured in numerous architectural and school facilities exhibitions and journals, and numerous architects and school officials visited and toured Tacoma in order to see the school

once the school was built. And, most importantly, the model was part of the American National exhibition in Moscow in 1959.

There was discussion regarding Hoyt's siting, previous uses of the site, and the mural designed by Price inside the building.

Commissioner Steel noted that the design presents some issues for potential reuses, including the uninsulated roofs, but said that he felt that the significance of the building outweighs these challenges. He asked why the midcentury additions to the other schools were not included in those nominations. Mr. McClintock said that was to allow the greatest flexibility to either the district or to whoever might utilize the school.

There was a motion:

I move that the LPC adopt the analysis and findings and schedule the 3 schools for nomination for public hearing and consideration for the meeting of August 13.

Motion: Williams

Second: Steel

Motion carried (Jensen recused)

B. 2500 N Lawrence

Chair York asked for the staff report. Mr. McKnight read the report into the record:

2500 North Lawrence Street, also known as the Shaw House, is a Queen Anne influenced early 20th century single-family residence in the North End. It was constructed in 1901 for Reverend William E. Cowden, Superintendent of Missions for the Northwest for the Church of Christ, and remodeled by occupant and architect Stanley T. Shaw. Its proposed significance is associated with Shaw and his occupancy from 1931 to 1977, during which he remodeled the house according to his architectural style. It is nominated under Criterion B *Is associated with the lives of persons significant in our past*; for its association with the architect Stanley Shaw as well as other notable residents.

Mr. McKnight noted that the effects of nomination and standards were the same as noted in the staff report for the previous nomination. He said that At 113 years, the property meets the age threshold criteria. The character defining elements added during the remodeling by well-known architect Stanley T. Shaw are intact on the exterior and interior. Only the north facing kitchen door and the west facing doors and windows on the porte cochere are not original or the result of Shaw's work. He said that language to schedule the public hearing, defer or deny the nomination are included in the staff report.

Chair York invited remarks from Sharon Winters, the owner of the property. Ms. Winters introduced her husband, Kendall Reid, and said that they worked in collaboration with Susan Johnson of Artifacts Consulting on the nomination. She said that a number of notable people, including architect Stanley Shaw, resided in the house, and that it was thus nominated under Criterion B. Ms. Winters said that the focus of the nomination is the period when Shaw resided in the house, 1931-1976, and remodeled it during that time according to his needs. She gave an overview of Shaw's career in the South Sound. She said that Shaw's personality comes through in the house.

Mr. Reid showed a picture of the house from 1901 and noted the four columns. He said that Shaw's changes both large and small are all over the house, but that in the interest of time they would focus on the more significant changes that he made. He said that the living room was increased in size by pushing out the front wall to enclose part of what was originally a wraparound porch, adding five living room windows, and he made changes to the windows on the second story as well, creating a new unified pattern that is a strong architectural statement. He noted several other design elements as well, including the proliferation of the letter "s" repeatedly, for "Shaw." Mr. Reid said virtually all of Shaw's changes remain in the house today.

There was discussion.

Commissioner Steel noted that he frequently walks by the house and was very pleased to see the nomination. He said that he has been trying to figure out the architecture of the house for quite some time, because it has eclecticism that is not present in modern or traditional architecture. He said that he appreciates the house because it doesn't put architecture on a pedestal as something that cannot be modified or improved, and that the changes to the house make it all the more interesting. He asked if the craftsman home next door is related somehow to the Shaw House, because it has a window that is not original that faces the Shaw House. Ms. Winters said she was not aware of an association.

Vice Chair Chase said that she was going to recuse herself from any vote because her firm was involved in the drafting of the nomination, although she herself was not involved.

Commissioner Williams said he concurred with Commissioner Steel's remarks, and said that he believed the history of the changes to the house made it far more interesting than if it was just as originally constructed.

There was a motion:

I move that the LPC adopt the analysis and findings and schedule the Shaw House nomination for public hearing and consideration for the meeting of August 13.

Motion: Steel
Second: Schloesser
Motion carried.

4. DESIGN REVIEW

A. 1944 Pacific (Union Depot/Warehouse Historic Special Review District) – cellular installation

Chair York called for the staff report.

BACKGROUND

This 1909 building at 1944 Pacific Avenue is a contributing structure in the Union Depot/Warehouse Historic Special Review District. The current proposal is for an unstaffed wireless telecommunications facility of 12 panel antennas and equipment, concealed in a FRP enclosure, on the southwest corner of the rooftop. The proposed enclosure is 15x30 and will not exceed 16' in height.

Staff has requested that the applicant provide photo simulations depicting the installation without screening as well, as it increases the building's mass. Although screening is required by the zoning code, the Landmarks Commission may request that this provision be waived if it conflicts with the character of the building.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

The Union Depot/Warehouse Design Guidelines:

1. **Height.** The centerpiece and height benchmark for the districts is the Union Station, with its dome cap height of approximately 96 feet above Pacific Avenue. Wing parapet walls are 30 feet in height above Pacific Avenue. No new buildings constructed in the districts shall exceed 85 feet in height.

In the rehabilitation of existing buildings, their existing height should be maintained and the parapets and cornices should be kept intact. Any rooftop additions, penthouses, building systems equipment, or roof-mounted structures should be set back from existing parapet walls sufficiently to conceal them from view from street level.

2. **Materials.** The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.

ANALYSIS

1. The building is located in the Union Depot/Warehouse Historic Special Review District, and as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.
2. The 16' enclosure would be located on the rooftop of 1944 Pacific Avenue, which is already 112'-9" and taller than the 85' standard for new buildings. The enclosure would also be taller than existing rooftop elements. However, this height guideline is primarily intended to ensure that the roof form and overall architectural scale of the building does not overwhelm the street. The proposal does not affect the cornice line or parapet and is set back from the parapet to reduce visibility. The enclosure would still be visible from across the street and from the south along Pacific Avenue.
3. The proposed material is FRP painted and texturized to match the existing materials. The standards recommend that the predominant building material be masonry; the enclosure is not predominant. It is located far enough from the street that the substitute material would not dramatically contrast with the remainder of the building.

RECOMMENDATION

Staff defers a recommendation, pending submittal of a non-screened alternative. Mr. McKnight noted that photo simulations depicting a non-screened alternative, which has typically been the preference of the Commission, have been distributed around the table.

Chair York called on Sunny Ausink, representing the applicant.

Ms. Ausink said that she works for a company called Glo Tel Inc., which is a contractor for Verizon Wireless that has been contracted to find a willing landlord to install a replacement antenna site for the array just to the north, it's on 1735 Jefferson Avenue. She said that site is being relocated and the lease with the UW is going to end soon, so Verizon needs a new site to fill in their 4G LTE coverage and capacity. She said this subject proposal would provide them with the coverage that they need for the Verizon customers. Ms. Ausink said she initially submitted the proposal for zoning review, and according to City code, the proposed antennas should be screened and sealed. She said due to the building being a historic building, she wanted to present both options to see what it would look like, so there is a copy of the proposal with the surround, as well as one showing the antennas simply exposed and painted to match.

Mr. Williams asked Mr. McKnight if the historic standards would prevail over zoning. Mr. McKnight said in this case, it would.

Mr. McKnight said that the application that came in and that was included in the Landmarks packet was showing the screen installation. Staff asked Ms. Ausink to provide a non-screened photosim as well, anticipating that the massing of the screened enclosure might be of some concern to the Commission and typically it's been the Commission's position that rooftop installations, HVAC, mechanical, and cell be really more what they are and not be enclosed by massive screening.

There were questions regarding the flexibility of the location on the building. Ms. Ausink said that the location on the roof was determined by engineers, and that the site was selected based also on having a willing landlord. She said that there is also an AT&T site on the building that they cannot get too close to.

Mr. McKnight asked whether the site would replace the site at the Old Spaghetti Factory. Ms. Ausink confirmed. Mr. McKnight said that the array on the Old Spaghetti Factory Building was approved many years ago, in the late 1980s or early 1990s.

Chair York asked if the AT&T facility at 1944 Pacific was reviewed by the Commission. Mr. McKnight said he would have to check the records.

A commissioner asked about the height of the screen. Ms. Ausink said it was determined by city code, but that it would increase the height of the building by 21 or 22 feet overall from the ground.

Commissioner Williams said that he would prefer the non-screened version and would also prefer the installation to be further away from the front of the building, because it is quite visible from the side.

There was discussion about the feasibility of moving the installation. Ms. Ausink noted that obstacles such as skylights also limited the options.

There was preference for the antennas to be painted an overcast grey to not stand out as much.

There was a motion:

I move that we approve the application as submitted with the stipulation that we prefer the option that does not show screening of the rooftop elements and that the color is not a color matching the brick, but instead is a dark gray color.

Motion: Steel

Second: Schloesser

Motion was amended to include a stipulation that the applicant explore moving the array further back, and delegating the final location approval to staff review.

Motion carried.

5. STAFF COMMENTS

Mr. McKnight asked for feedback regarding an application for a permit for window installation at 725 E 25th Street. He said that the applicant was proposing to install vinyl windows in existing openings currently covered by corrugated siding. He said that the building was put on the register anticipating a restoration that did not happen. He said that he was planning to advise the applicant that windows in a traditional configuration was preferable but wanted to know if the commission had any reservations about delegating it to administrative review.

Lauren Hoogkamer introduced herself as the new Historic Preservation Coordinator. She said that she is planning a historic trivia pub night at The Forum on August 8 in coordination with the Tacoma Historical Society, and would appreciate any volunteers to assist.

Meeting adjourned at 7:01 pm.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer