

Members

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

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Historic Preservation Coordinator
Amylena Figueroa, Office Assistant



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: August 22, 2018

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

Commission Members in Attendance:

Kevin Bartoy, Chair
Ken House, *Vice-Chair*
Roger Johnson
Lysa Schloesser
Jeff Williams
Jennifer Mortensen
Alex Morganroth
Marshall McClintock

Staff Present:

Reuben McKnight
Lauren Hoogkamer
Amylena Figueroa

Others Present:

Tim Salimano
Al Midneck
Rose Midneck

Commission Members Absent:

Roger Johnson
Lysa Schloesser

Chair Kevin Bartoy called the meeting to order at 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

The consent agenda was approved.

3. SOCIAL TAX EVALUATION

A. 920 South 9th Street. McIlvaine Apartments (Individual Landmark)

Ms. Hoogkamer read the staff report.

AGENDA ITEM 3A: 920 South 9th Street, McIlvaine Apartments, (Individual Landmark)

Tim Solimano, Owner

ANALYSIS

Property Eligibility:

Individual Landmark on the Tacoma Register of Historic Places

Rehabilitation Cost Claimed:

\$242,739.35

Adjusted Cost Claimed:

\$209, 828.64

Assessed Improvement Value Prior to Rehabilitation:

\$536,900

Rehabilitation percentage of assessed value:

45.21% adjusted to 39%

Project Period:

5/1/17 – 7/12018 (14 months)

Appropriateness of Rehabilitation:

LPC approved deck repair, siding, paint, roof and interior rehab.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for the adjusted amount of \$209,828.64. Staff has subtracted \$32,910.71 for ineligible expenses, such as appliances and landscaping.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 920 South 9th Street, in the amount of \$209,828.64.

Mr. Solimano stated he was happy to repair and work on the building. Chair Bartoy then asked if there were any comments from commissioners. There were none.

Commissioner Williams made a motion.

"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 920 South 9th Street, in the amount of \$209,828.64."

Commissioner Morganroth seconded motion.

The motion was approved.

B. 1002-1004 Earnest S. Brazill Street, Schults Apartments (Individual Landmark)

Ms. Hoogkamer read the staff report.

AGENDA ITEM 3B: 1002-1004 Earnest S. Brazill Street, Shultz Apartments (Individual Landmark)

Tim Solimano, Owner

ANALYSIS

Property Eligibility:	Individual Landmark on the Tacoma Register of Historic Places
Rehabilitation Cost Claimed:	\$180,711.12
Adjusted Cost Claimed:	\$164,276.72
Assessed Improvement Value Prior to Rehabilitation:	\$403,300
Rehabilitation percentage of assessed value:	44.81% adjusted to 40.73%
Project Period:	10/28/16 – 7/1/2018 (22 months)
Appropriateness of Rehabilitation:	LPC approved deck repair, siding, paint, roof and interior rehab.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application for the adjusted amount of \$164,276.72. Staff has subtracted \$16,434.4 for ineligible expenses, such as appliances and landscaping.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1002-1004 Earnest S. Brazill Street, in the amount of \$164,276.72.

Chair Bartoy noted that the building added a lot of character to the neighborhood. There were no comments from the commissioners.

Commissioner Williams made a motion.

"I move that the Landmarks Preservation Commission approve the Special Tax Valuation application for 1002-1004 Earnest S. Brazill Street, in the amount of \$164,276.72."

The motion was seconded by commissioner Morganroth. The commissioners thanked the applicant.

4. DESIGN REVIEW

A. 1704 Pacific Avenue (Union Depot/Warehouse Historic District)

Ms. Hoogkamer read the staff report.

AGENDA ITEM 4A: 1704 Pacific Avenue (Union Depot/Warehouse Historic District)

Sara Jackson, Image360

BACKGROUND

Built in 1892, this building is a contributing structure in the Union Depot/Warehouse Historic District. The applicant is proposing 18"x36" acrylic blade sign that reads "CHANNING BABY & CO. TACOMA." The sign will be black with white lettering and attached with a dark metal bracket. The sign will be mounted with screws attached at the mortar joints; there will be no drilling into the brick face.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

The Union Depot/Warehouse District Design Guidelines for Signs:

General:

1. All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs.
2. If there is a conflict between these standards and the requirements in the City's Sign Code, the more strict requirement shall apply.

Location and Size of Signs:

1. Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).
2. The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic. Projecting signs shall generally not exceed nine square feet on first floor level.
3. Signs on adjacent storefronts shall be coordinated in height and proportion. Use of a continuous sign band extending over adjacent shops within the same building is encouraged as a unifying element.
4. Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited.
5. Existing historic wall signs are a contributing element within the district and should be restored or preserved in place. New wall signs shall generally be discouraged.

Messages and Lettering Signs:

1. Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.
2. Lettering should be of a traditional block or curvilinear style which is easy to read and compatible with the style of the building. No more than two different styles should be used on the same sign.
3. Letters shall be carefully formed and properly spaced so as to be neat and uncluttered. Generally, no more than 60 percent of the total sign area shall be occupied by lettering.
4. Lettering shall be generally flat or raised.

Color:

1. Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes.
2. Colors shall be chosen to complement, not clash with, the facade color of the building. Signs should normally contain not more than three different colors.

Materials and Illumination:

1. Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.
2. In general, illumination shall be external, non-flashing, and non-glare.
3. Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as: (i) Individual back-lit letters silhouetted against a softly illuminated wall. (ii) Individual letters with translucent faces, containing soft lighting elements inside each letter. Metal-faced box signs with cut-out letters and soft-glow fluorescent tubes. (iii) However, such signs are generally suitable only on contemporary buildings.
4. Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.

Other Stylistic Points:

1. The shape of a projecting sign shall be compatible with the period of the building to which it is affixed, and shall harmonize with the lettering and symbols chosen for it.
2. Supporting brackets for projecting signs should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion.
3. Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

ANALYSIS

1. This property is a contributing structure in the Union Depot/Warehouse Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The proposed signage meets the district design guidelines for location, size, messaging, and lettering.
3. The dark colored sign with light lettering also meets the design guidelines for color and materials.
4. No illumination is proposed.
5. All drilling will be into the mortar joints; there will be no drilling into the brick face.

RECOMMENDATION

Staff recommends approval of the application.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 1704 Pacific Avenue, as submitted.

The commissioners did not have any comments.

Motion made by commissioner Mortensen.

"I move that the Landmarks Preservation Commission approve the application for 1704 Pacific Avenue, as submitted."

The motion was seconded by commissioner Williams.
The motion was approved unanimously.

- B. 1002-1004 Earnest S. Brazill Street, Schults Apartments (Individual Landmark)

Ms. Hoogkamer read the staff report.

AGENDA ITEM 4B: 1736 Pacific Avenue (Union Depot/Warehouse Historic District)
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Sara Jackson, Image360

BACKGROUND

Built in 1890, this building is a contributing structure in the Union Depot/Warehouse Historic District. The applicant is proposing black 16.5"x 76.5" aluminum letters that read "Ka'lectic" over the door, as well as a 16"x24" white vinyl blade sign with gold letters and a dark metal bracket. The blade sign will be mounted to screws attached at the mortar joints and the letters will be mounted to spacers; there will be no drilling into the brick face.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

The Union Depot/Warehouse District Design Guidelines for Signs:

General:

1. All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs.
2. If there is a conflict between these standards and the requirements in the City's Sign Code, the more strict requirement shall apply.

Location and Size of Signs:

1. Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).
2. The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic. Projecting signs shall generally not exceed nine square feet on first floor level.
3. Signs on adjacent storefronts shall be coordinated in height and proportion. Use of a continuous sign band extending over adjacent shops within the same building is encouraged as a unifying element.
4. Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited.
5. Existing historic wall signs are a contributing element within the district and should be restored or preserved in place. New wall signs shall generally be discouraged.

Messages and Lettering Signs:

1. Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.
2. Lettering should be of a traditional block or curvilinear style which is easy to read and compatible with the style of the building. No more than two different styles should be used on the same sign.
3. Letters shall be carefully formed and properly spaced so as to be neat and uncluttered. Generally, no more than 60 percent of the total sign area shall be occupied by lettering.

4. Lettering shall be generally flat or raised.

Color:

1. Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes.
2. Colors shall be chosen to complement, not clash with, the facade color of the building. Signs should normally contain not more than three different colors.

Materials and Illumination:

1. Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.
2. In general, illumination shall be external, non-flashing, and non-glare.
3. Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as: (i) Individual back-lit letters silhouetted against a softly illuminated wall. (ii) Individual letters with translucent faces, containing soft lighting elements inside each letter. Metal-faced box signs with cut-out letters and soft-glow fluorescent tubes. (iii) However, such signs are generally suitable only on contemporary buildings.
4. Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.

Other Stylistic Points:

1. The shape of a projecting sign shall be compatible with the period of the building to which it is affixed, and shall harmonize with the lettering and symbols chosen for it.
2. Supporting brackets for projecting signs should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion.
3. Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

ANALYSIS

1. This property is a contributing structure in the Union Depot/Warehouse Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The proposed signage meets the district design guidelines for location, size, messaging, and lettering.
3. The dark metal letters meet the district guidelines for color and materials. The Landmarks Preservation Commission has allowed darker letters on a light background.
4. No illumination is proposed.
5. All drilling will be into the mortar joints; there will be no drilling into the brick face.

RECOMMENDATION

Staff recommends approval of the application.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 1736 Pacific Avenue, as submitted.

There were no comments from the applicant. Commissioner Williams asked why he chose black lettering instead of gold. Mr. Midneck responded it was the clients preference.

Commissioner McClintock wanted to make sure that the drillings were definitely into the joints. Mr. Midneck responded yes they were. Chair Bartoy asked what the store KaLectic would be. Mr. Midneck responded a clothing store.

Commissioner Williams made a motion.

"I move that the Landmarks Preservation Commission approve the application for 1736 Pacific Avenue, as submitted."

The motion was seconded by Commissioner House.

The motion was approved unanimously.

5. BOARD BRIEFINGS

A. 516 N Cushman Porch

AGENDA ITEM 5A: 516 North Cushman (North Slope Historic District)

Tzzy Wong, Applicant

BACKGROUND

Built in 1915, this building is a contributing structure in North Slope Historic District. The applicant is proposing to expand the existing front porch to span the front of the home. The windows enclosing the porch would be removed and the new porch would have a shed roof with Craftsman details and columns.

ACTION REQUESTED

This is a briefing, no action requested.

Since the applicant was not present at the time, Ms. Hoogkamer offered to gather some key points from the commission to bring back to the applicant in case they did not show to the meeting. She noted they were planning to come in. The commissioners began to review part of the agenda item.

Commissioner Williams commented he would not want to expand any part of that porch, having a historical photo as a reference. Other than the windows, it's very intact. He also did not want to add a shed roof. Ms. Hoogkamer received the feedback from the commissioners, and Chair Bartoy moved to the activities and events updates.

6. PRESERVATION PLANNING/BOARD BUSINESS

A. Events & Activities Update

AGENDA ITEM 6A: Events & Activities Update

Staff

2018 Events

1. Stadium Historic District Walking Tour (3pm @ Stadium High School, August 18th)
2. LPC Training (9am @ TAM, September 25th)
3. Trivia Night (6pm @ The Swiss, September 19th)
4. Your House is History: Learn How to Research Your Property
 - I. Moore Library Workshop (10am, Sept. 22nd)
 - II. Mottet Library Workshop (4:30pm, Sept. 27th)
 - III. NW Room Workshop (5:30pm, Oct. 17th)

5. Fifth Annual Holiday Heritage Swing Dance (6-9pm @ Tin Can Alley, Nov. 4th)

Ms. Hoogkamer reviewed the activities. She noted someone would come to talk about the local tribes.

There is a workshop on how to research your property. Brian Kamens will be at all for them. Local historians will be there Katie Pratt, Susan Johnson, and Ed Echte. Historic Tacoma is interested in attending and putting out cards. She welcomed everyone to come.

7. CHAIR COMMENTS

Chair Bartoy commented that Friday there will be interviews with all the teams that submitted proposals in response to the Old City Hall RFP. Commissioner Mortensen asked about the application due date for the historic internship. Ms. Hoogkamer noted that the application period is still open.

The meeting was adjourned at 5:55 p.m.

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