

Members

Katie Chase, *Chair*
Jonah Jensen, *Vice-Chair*
Duke York
Lysa Schloesser
James Steel
Jeff Williams
Eugene Thorne
Lauren Flemister
Brittani Flowers
Roger Johnson

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Historic Preservation Coordinator
John Griffith, Office Assistant



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: July 13, 2016

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

Commission Members in Attendance:

Katie Chase, *Chair*
Jonah Jensen, *Vice-Chair*
Duke York
Eugene Thorne
James Steel
Lysa Schloesser
Lauren Flemister
Brittani Flowers
Roger Johnson

Staff Present:

Reuben McKnight
John Griffith

Others Present:

Bill Sandbo
David Boe
John Cook

Commission Members Absent:

Marshall McClintock
Jeff Williams

Chair Katie Chase called the meeting to order at 5:31 p.m.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 6/22/16
- C. Administrative Review:
 - i. 820 N. Ainsworth – heat pump (not visible)
 - ii. 710 S. Anderson – egress door
 - iii. 901 Broadway, Pantages Theater – sign painting

The consent agenda was approved.

3. DESIGN REVIEW

- A. 776 Commerce St., Winthrop Hotel (Old City Hall Historic District)
Design Amendment

Mr. Reuben McKnight read the staff report.

BACKGROUND

The Winthrop Hotel, built in 1925, is a contributing structure in the Old City Hall Historic District. On August 12, 2015, the Landmarks Preservation Commission was briefed on the replacement canopy and approved the design on May 25, 2016. The applicant is now requesting a design amendment for the stamped metal design on the canopy. The design differs from the historic design; however, the project team was able to find a supplier for this new design. No other design changes are being proposed.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. This building is a contributing structure in the Old City Hall 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 new design is similar to the original design.
3. The non-original canopies are deteriorated. The new canopies are based on historic photos and will closely match the original canopies, except for the new stamped metal design.
4. No historic material is being destroyed. The new canopy design will be differentiated from the original, but compatible in massing, size, scale, and architectural features.
5. The new canopies could be removed without harming the form or integrity of the building.

RECOMMENDATION

Staff recommends approval of the application.

John Cook, Tonkin Architecture, commented that he had spoken to the contractor , who was looking at how to put the sheet metal shroud across the canopy. He commented that they had looked to the Pantages Theater for inspiration for the ornamental elements which would be similar to what had been on the building originally. He commented that with the ornamental elements they were returning some of that rhythm and scale back into the building.

Commissioner Johnson asked if the photo of the canopy in the packet was recent and if any of the original canopy was remaining inside. Mr. Cook responded that it was the first thing that they had looked at and only the original c channel frame remained. Commissioner Johnson asked if the anchors on the wall above the canopy would be maintained. Mr. Cook responded that they would be in the same location, but the diagonal rod would be thicker.

There was a motion

"I move that the Landmarks Preservation Commission approve the design amendment for 776 Commerce Street, the old Winthrop Hotel, as submitted."

Motion: Flemister

Second: York

The motion was approved.

**B. 501 S. I Street, Wright Park (Individual Landmark)
Bridge Replacement**

Mr. McKnight read the staff report.

BACKGROUND

Dating back to 1890, Wright Park is an individual landmark on the Tacoma Register of Historic Places. Due to safety concerns, MetroParks Tacoma is proposing replacement of the existing wood pedestrian bridge, between the upper and lower ponds. The wood bridge was installed in 2003 and is not historic. The new bridge will be a single span, painted steel bridge. It will be the same dimensions as the existing bridge, 56'x8,' and will have a 36" ornamental balustrade with a 6" decorative top rail to achieve the required 42" guardrail. A welded wire fabric, with a 4"x4," pattern will be located on the interior side of the bridge to meet requirements. The slope of the bridge cannot exceed a 1:20 pitch. The overall bridge design will be reminiscent of the Seymour Conservatory. The design team is also proposing two options for the balustrade. The first option includes a diagonal balustrade, similar to the historic bridge. The second option includes an outwardly curved balustrade that is closer to the Conservatory's design. The design team would like the Commission's feedback on which direction to pursue.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
11. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. This property is an individual landmark on the Tacoma Register of Historic Places, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 modifications.
2. The existing bridge is not historic.
3. The new design reflects historic elements in the park and is based on photographic evidence.
4. No historic material is being destroyed. The new bridge is differentiated from the historic material, but compatible in massing, size, scale, and architectural features.
5. The new bridge could be removed without harming the integrity of the historic park features.

RECOMMENDATION

Staff recommends approval of the application.

Bill Sandbo, Peterson Structural Engineers, commented that as they had worked through the design for the replacement of the pedestrian bridge, there had been a desire to add some ornamental features that draw back to the historic features of the park or the conservatory. He added that Mr. Boe was contacted to help design a bridge with modern features that also ties into historic elements of the park. David Boe, Boe Architects, commented that he felt protective of Wright Park, having been involved in the site workshop Master Plan and the Phase 1 and Phase 2 renovation projects. He reviewed historic photos of the bridge, noting that it was originally made with real timber and branch rails with a diagonal pattern. He noted that at some point in the 1920s side rails were put up on the bridge. Mr. Boe noted various changes to the railing design over the years shown in historic photos. He discussed the

current status of the bridge, reporting that the wooden decking had been rotting. He reviewed pictures of other bridges that provided inspiration for the new design.

The design for the new bridge was discussed. Mr. Boe reviewed the initial design concept that had a slight curve to it, but also had some accessibility issues. He noted that the concept was for a vierendeel truss with clear spanning, as the foundations in the pond had been problematic over time. He noted that they initially sought a curve with a 1:20 pitch, commenting that it was so flat that it was barely perceptible. They also had a 42 inch guardrail with openings in the guard no large than 4 inches, as required by code. Mr. Boe reviewed that they had also done a CPTED (Crime Prevention Through Environmental Design) review which had identified issues with wood bridges. He commented that they wanted a clean design with the visibility as open as possible on approach. He commented that they took a lead from Seymour Conservatory for the bridge design option, specifically the patterns for the railings. He reviewed the design of the railing section with the top rail at 36 inches and another top rail at 42 inches. The walking surface would be TREX decking on a steel frame. An image of the basic design structure was discussed, Mr. Boe noting 10 girder segments, with a flat center. Mr. Sandbo commented that they removed the prat truss to give more emphasis to the ornamental railing, but other than that and removing the interior supports it was an in kind replacement. He added that the railing would be acting as a truss. Mr. Steel commented that on the historic images there appeared to be outriggers bracing the railing. Mr. Sandbo responded that they had looked at that, but decided to go different direction as a steel bridge was more desired and was a cleaner design. Mr. Boe added that the outriggers would also have been an attractive nuisance. On the slide for option A-2, Mr. Boe noted the diagonal balusters bringing the two sides together. For option B-1, Mr. Boe noted the balusters were closer to the design elements of the conservatory by being curved away from the center. He added that the colors had not been chosen yet, but that he preferred silver or grey. Vice-Chair Jensen asked how big the cross section of the ornamental railing would be. Mr. Boe responded that they wanted it as small as possible. Commissioner Steel commented that he was glad that they would be using TREX for the walking surface of the bridge. Commissioner Johnson commented that he would prefer option B-1, but not the version shown in the elevation study. Mr. Boe responded that they preferred the version shown in the illustration as well. Chair Chase commented that option B-1 was compatible, adding that she liked how it tied to the conservatory. Mr. Boe commented that he would make it as close as possible to the conservatory color.

There was a motion.

"I move to approve option B-1 for 501 South I Street, as submitted."

Motion: Jensen

Second: Schloesser

The motion was approved.

C. 1936 Pacific Ave. (Union Depot/Warehouse Historic District)

Sign

Mr. McKnight read the staff report.

BACKGROUND

Built between 1890 and 1896, the McDonald & Smith Building is a contributing structure in the Union Depot/Warehouse Historic District. The applicant is proposing a 3', round, aluminum sign with a vinyl overlay. The sign would be 110" above the sidewalk and have orange letters, as shown, that read "SHOP Stocklist GOODS & GIFTS." The sign would be mounted into the wooden storefront, next to the cast iron column. Three bolts would hold the black, stainless steel plate in place.

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 signage contains only two colors that do not clash with the district. The sign does include dark-colored letters on a light background which is the opposite of what is recommended in the guidelines; however, this has been

approved by the Landmarks Preservation Commission in many other cases where it was deemed to not harm the historic integrity of the district.

4. The proposed signage meets the district design guidelines for materials and illumination.
5. All drilling will be into the wood; there will be no drilling into the masonry or cast iron.

RECOMMENDATION

Staff recommends approval of the application.

Chair Chase asked if a vinyl application over a sign was typical in the district. Mr. McKnight responded that it was. Commissioner Johnson asked if there was any weight to the metal bracket. The applicant responded that it was a simple rod, similar to what had been used in the Satori sign. Commissioner Johnson commented that the font looked good and the sign was easy to read.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application for 1936 Pacific Avenue as submitted."

Motion: York

Second: Flowers

The motion was approved.

4. PRESERVATION PLANNING/BOARD BUSINESS

A. Tacoma Public Library: Northwest Room

Letter of Support

Mr. McKnight reviewed that at the previous meeting, the Commission had discussed sending a letter to City leadership in support of the Northwest Room at the Tacoma Public Library. Staff had worked with Chair Chase and Commissioner McClintock on the language in the letter, which aimed to convey the support of the Commission for the Northwest Room. Commissioners reviewed the letter. Chair Chase commented that in drafting the letter they took into consideration how important the Northwest Room is and how it is used, not only by history buffs, but also for environmental review. She added that they do not have a municipal archive in Tacoma, so it is important that the resource be maintained to allow that research to continue. Commissioner Johnson asked about the City's archives for the Landmarks Preservation Commission and whether they were still kept on site. Mr. McKnight responded that things that would be considered artifacts had been turned over to the Northwest Room, with most of the other documents sent to the State Archives.

There was a motion.

"I move to approve sending the letter to the City of Tacoma, regarding the Northwest Room, as submitted."

Motion: Jensen

Second: Steel

The motion was approved.

B. Events and Activities Updates

Mr. McKnight provided an update on the following events and activities:

1. Prairie Line Trail Community Meeting (5:30pm @ WSHM, July 21st)
2. Eastside Neighborhood History Walk with Council Members Marty Campbell & Victoria Woodards (10am @ Start: Winner's Gym, 3523 McKinley Ave East, July 23rd)
3. Proctor Neighborhood History Walk with Council Member Anders Ibsen (12pm @ Start: Blue Mouse Theatre, August 17th)
4. History Happy Hour Trivia Night (7pm @ The Swiss Restaurant & Pub, August 17th)

5. Hilltop Neighborhood History Walk with Council Member Keith Blocker (1pm @ Start: People's Park, August 27th)
6. Downtown on the Go: UWT/Prairie Line Trail Walk (12pm @ UWT Stairs, October 5th)
7. Third Annual Holiday Heritage Swing Dance: Remember the Railroad (6pm @ Freighthouse Square, November 4th)

Commissioner Steel discussed attending the meeting concerning the historic utility substation, where the future use of the building was not discussed, but it was reported that equipment in the yard would be removed. He commented that it was reported that according to State Law, the property would have to be sold at fair market value. Commissioner Thorne reported that he spoke with the person representing the utility company and that they were about a year away from looking at the property, adding that they could request a site tour of the facility. Commissioner Chase concurred with arranging a site visit.

5. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 6:30 p.m.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer

