

Members

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

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

Staff

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



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: October 22, 2014

Location: 747 Market, Tacoma Municipal Bldg, Conference 248

Time: 5:30 p.m.

Commission Members in Attendance:

Duke York *Chair*
Ross Buffington
Marshall McClintock
Chris Granfield
Lysa Schloesser
Jonah Jensen
Jeff Williams

Staff Present:

Reuben McKnight
Lauren Hoogkamer
John Griffith

Others Present:

Mark Bardwil
Milt Tremblay
Jordan Kiel
Joe Loran
Jeannie Natta
John Baker

Commission Members Excused:

Katie Chase, *Vice Chair*
James Steel

Commission Members Absent:

JD Elquist

Chair Duke York called the meeting to order at 5:32 PM.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
Commissioners Chase and Steel were excused.
- B. Administrative Review
 - i. 4121 Madrona Way (garage door) (10/13/14)

3. NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING

Chair York opened the hearing.

A. Point Defiance Streetcar Station

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

BACKGROUND

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

The building is nominated under the following criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;*
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;*
- F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City; as a visually unique building due to its architectural style and character in the industrial area.*

The station nomination was forwarded by the Commission for Public Hearing on September 24, 2014.

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.

STANDARDS

The building is nominated under the following criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history;*
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;*
- F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City; as a visually unique building due to its architectural style and character in the industrial area.*

ANALYSIS

1. The 100-year-old Point Defiance Streetcar Station meets the age threshold criteria.
2. The building also retains a high degree of integrity and character defining elements. Exterior changes include a bank of windows on both the south/southwest corner and the east/northeast corner which were filled in 1983 and replaced roof tiles due to a fire in 2011. Interior changes include an altered kitchen, basement, and restrooms, an added dressing room and new equipment to bring the building up to code.
3. The building appears to meet Criterion A through its association with the development of public transportation in Tacoma, which is also reflective of national trends.
4. The building appears to meet Criterion C as a master work of Tacoma architect Luther Twichell, as well as for its association with the park planning of Hare & Hare and its eclectic Asian-influenced Arts and Crafts design.
5. The building appears to meet Criterion F as an established and familiar visual landmark in Point Defiance Park.

RECOMMENDATION

The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, if no further public comments are received, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

There was a call for public comments.

Mr. Marshall McClintock noted that he was not a voting member of the commission and spoke on behalf of historic Tacoma. He stated that the Point Defiance Streetcar Station was the building most eligible for designation that is not already designated. The public hearing closed without any further comments.

There was a motion.

"I move that the Landmarks Preservation Commission recommend to City Council that the Point Defiance Streetcar Station be included on the Tacoma Register of Historic Places, finding that they meet Criteria of TMC 13.07.040."

Motion: Jensen

Second: Schloesser

The motion was approved unanimously.

4. SPECIAL TAX VALUATION

A. 615 Commerce Street (Old City Hall Historic District)

OVERVIEW

WAC 254-20 enables local governments adopt local legislation to provide special valuation of historic properties that have been rehabilitated. With regard to the application review process, state law authorizes local historic review boards to determine:

1. Whether the property is included within a class of historic property determined eligible for special valuation by the local legislative authority under an ordinance or administrative rule (in Tacoma, this means properties defined as City Landmarks);
2. Whether the property has been rehabilitated at a cost equal to or exceeding 25% of the assessed improvement value at the beginning of the project within twenty-four months prior to the date of application; and
3. Whether the property has not been altered in any way which adversely affects those elements which qualify it as historically significant.

If the local review board finds that the property satisfies all three of the above requirements, then it shall, on behalf of the local jurisdiction, enter into an agreement with the owner which, at a minimum, includes the provisions set forth in WAC 254-20-120. Upon execution of said agreement between the owner and the local review board, the local review board shall approve the application.

Per TMC 1.42, the Tacoma Landmarks Commission is the local body that approves applications for Special Tax Valuation.

ANALYSIS

Property Eligibility:	Contributing Property, Old City Hall Historic District
Rehabilitation Cost Claimed:	\$159,081.58
Assessed Improvement Value Prior to Rehabilitation:	\$386,600
Rehabilitation percentage of assessed value:	41.15%
Project Period:	February 2012 to February 2014 (24 months)
Appropriateness of Rehabilitation:	New roof, HVAC, and interior aesthetic renovation of commercial office building to include energy efficient lighting upgrade, as well as paint, carpet, cabinetry, and installation of new fixtures and structural space planning. Work was interior primarily/not visible from ROW.

RECOMMENDATION

Staff has reviewed the itemized expense sheet per the Commission bylaws for STV cost eligibility and recommends approval of this application in the amount of \$159,081.58.

Mr. Reuben McKnight noted that the application was for the Old City Hall annex building which last came to the Commission's attention with the Pacific Brewing tenant improvement. He reviewed the analysis regarding the building noting that it is a contributing property within the Old City Hall Historic District which is an eligible class of property. Mr. McKnight finished the analysis and added that the owner of the property was in attendance should the commission have any questions.

The commission had no questions or comments.

There was a motion.

"I move that the Landmarks Preservation Commission determine that the building is eligible and approved the application for the special tax incentive for 615 Commerce Street."

Motion: Granfield

Second: Jensen

The motion was approved unanimously.

5. BOARD BRIEFING

A. UWT Tioga/McDonald Smith

Jordan Kiel, Bassetti Architects 20 m

BACKGROUND

The University of Washington will be implementing adaptive reuse project at the McDonald Smith Building, a contributing structure in the Union Depot Warehouse Historic District constructed in 1890. The building has previously housed candy manufacturers and a grocery company. The building was converted into loft apartments and retail in 1989.

This briefing will provide project background and scope, as well as seek feedback on elements including site work, windows, and modifications to existing entries and roof.

Mr. Milt Tremblay opened with remarks about the McDonald Smith building, noting it would be the eighth heritage building that UWT had done, tenth overall, but also the first building to use campus reserves instead of legislative funding. The building was purchased 7 years prior with the intent of eventually growing into it. He gave a brief overview of the project mentioning that it would be similar to the other buildings that had been done, making improvements while maintaining the character of the exterior. The plan includes installation of 30 faculty offices this year and two classrooms. He noted that the timeframe for completion is short due to the demand for additional space created by the increasing popularity of UWT over the last five years.

Mr. Jordan Kiel began with an overview of the project acknowledging that there would be a need for future meetings and final approval. He also made note of the aggressive schedule calling for the classes to be ready by 2015 September. The purpose of the day's meeting would be for general feedback and recommendations on the proposed approach to facilitate the expedited schedule.

Site Discussion/ Orientation

Mr. Kiel began the slideshow with a map showing the campus master plan from 2009, showing the existing structures that comprise UWT as well as the structures that will be part of future expansion. He then moved into greater detail on the McDonald Smith building, which is composed of three internally connected bays sitting between the Harmon and Cherry Parkes buildings. Mr. Tremblay noted that the ground floor of the building would remain retail.

History

Mr. Jordan Kiel then detailed the history of the building, stretching back to its construction in 1890, vacancy in the 1960's, to finally its renovation in 1989 and purchase by UWT in 2006

Existing Conditions/ Proposed work

Mr. Kiel showed a slide of front of the buildings currently, noting that the Cherry Parkes building's windows had been replaced with aluminum clad wood windows with double paned glazing closer to the dark color of the historic windows. He showed additional slides showing the variety of window treatments on the back of the building including a ground level window that had been turned into a door. He showed images that demonstrated the deterioration of the west windows and discussed plans for replacement that would be consistent with what had been done at Cherry Parkes. Referring to the doorways that had been converted from windows, Mr. Kiel mentioned that they would seek to revert one of the entrances to a window with an infill below that would likely not be brick.

There was a question from Chair Duke York about why brick would not be used for the infill. Mr. Kiel responded that getting good quality brick that would match the exterior would be difficult.

Mr. Kiel moved on the further discussion of the existing site condition, referring to the sidewalk that was currently leaking and considered unsafe for pedestrians. He next discussed the existing roof condition, where they would be proposing removal of an elevator structure that is visible from the ground and patching the roof back in. A new elevator would eventually be constructed more towards the center of the building.

Mr. Jeff Williams asked whether the window configuration would change or be kept the same. Mr. Tremblay answered that they would replicate the appearance of the originals.

Mr. Ross Buffington asked if there would be any alteration to the ghost signage on the side of the building. Mr. Tremblay answered that they were no plans to alter the signage, nor any exterior work that that could conceivably

affect it. Mr. Kiel mentioned that they might do a light detergent wash and mentioned some additional façade cleanup work like fixing downspouts or the conduit on the West Facade.

Mr. McClintock asked if there were plans for awnings on the commercial side.

Mr. Tremblay answered that there hadn't been any consideration of awnings on Pacific. There are future plans for weather protection on the backside, but it is not part of the current project. Mr. Chris Granfield asked if there was a similar postponement for exterior lighting changes. Mr. Kiel answered they would eventually make it similar to Cherry Parkes with no alteration on the Pacific side.

Mr. Williams asked about a deteriorating decorative element from one of the windows and what the plans were for it. Mr. Tremblay answered that they would likely replicate the element with a more durable material.

Mr. Buffington asked if salvage of the decorative elements was possible. There was some discussion, but salvage was considered a bad option with future maintenance likely creating issues. The pieces would be made available should a salvage company be interested in them.

There was some discussion of decorative parapets and features, with specific plans to be discussed at a future meeting.

Ms. Lysa Schloesser asked about plans for the infill on the doorway to be converted into a window. Mr. Kiel responded that they were open to a variety of options with only matching brick being ruled out at the time. There was some additional conversation on the difficulties prohibiting a brick infill. They also stated that replacing the sill would also be too difficult to replicate.

There were no further questions.

6. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates

Upcoming events/mark your calendars

1. Adaptive Reuse Open House & Harmon Brewery Tour-November 14th, 5-8pm @ The Harmon
2. Holiday Fundraiser-December 5th 6-10pm @ Foss Waterway Seaport,
3. January Board Retreat TBA

Event planning

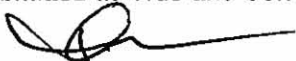
1. Nitty Gritty Art Show Recap
2. Eyes of the Totem Kickstarter
3. February Heritage Professionals Mixer
4. 2015 Preservation Month Planning
 - a) Preservation Month Proclamation May 5th
 - b) Kickoff Event
 - c) Youth Spoken Word Contest @ Hilltop
 - d) Amazing Preservation Race
 - e) Tweed Ride
 - f) Photo Scavenger Hunt
 - g) Cook off (?)
 - h) Closing Ceremony/Awards @ Foss

7. CHAIR COMMENTS

The Chair had no comments.

The meeting was adjourned at 6:19 p.m.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer

