

Members

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

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

Staff

Reuben McKnight, Historic Preservation Officer



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: January 22, 2014
Location: 747 Market, Tacoma Municipal Bldg, Conference 248
Time: 5:30 pm

Commission Members in Attendance:

Katie Chase
JD Elquist
Chris Granfield
Lysa Schloesser
James Steel
Jeff Williams
Duke York
Ross Buffington
Marshall McClintock

Staff Present:

Reuben McKnight
Nicole Ratliff

Others Present:

Dillon Choe, Adolfsen Construction
Sonny Aumani, Adolfsen
Sarah Telschow, Odelia
Milt Tremblay, UWT

Commission Members Excused:

Jonah Jensen
Daniel Rahe

Chair York opened the meeting at 5:30 pm.

1. ROLL CALL

Commissioners Chase, Elquist, Granfield, Schloesser, Steel and Williams: present. Ex-officio members Buffington and McClintock were also present.

2. CONSENT AGENDA

- A. Excusal of Absences: Commissioners Jensen and Rahe are excused
- B. Meeting Minutes: 8/28/13 minutes were approved
- C. Administrative Review
 - i. 802 N L (windows)
 - ii. 1102 N 5th (windows)

3. DESIGN REVIEW

A. Old Business

- i. **1742 Pacific (Union Depot-Warehouse) ATM lighting**
Dillon Choe, Adolfsen Construction

Mr. McKnight gave the staff report:

The Birmingham Hay and Seed Company Building was constructed in 1903 and is a contributing building in the Union Depot-Warehouse Historic District. This is a proposal to install (5) new wall sconces to provide for lighting at an ATM machine per Washington State RCW 19.174. The sconces include (4) to be mounted on the brick columns on either side of the ATM and (1) to be mounted on a plywood panel above the machine.

Due to a project coordination issue, the installation of the conduits and wiring, and temporary light fixtures, were installed prior to review by the Landmarks Preservation Commission.

At its meeting on December 18, 2013, the Landmarks Preservation Commission voted to DEFER action on this application until additional information about the appearance of the proposed sconces (such as a sample unit) could be presented to the Commission. The Commission indicated at that meeting that the existing temporary sconces could stay in place until a decision was made regarding the proposed sconces.

Concerns with the proposed fixtures included whether they were architecturally "too ornamented" for their context. A number of Commissioners expressed an opinion that the temporary sconces might be preferable to the proposed units.

The requested action is the approval of the installation of (5) wall sconces.

STANDARDS

The Union Depot-Warehouse Design Guidelines do not specifically address lighting. However, the guidelines do refer to attachment method regarding signs installed on historic buildings:

Signs: 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. The Birmingham Hay and Seed Company is a contributing structure in the Union Depot Warehouse Historic District.
2. Changes that affect the exterior appearance of the building are subject to Landmarks Preservation Commission review per TMC 13.06.047.
3. The installation of the wall sconces is driven by state regulations regarding the minimum lighting levels required at ATM machines.
4. A sub panel within the building near the ATM machine is proposed to provide power to the sconces.
5. The conduits, mounting and temporary fixtures were installed prior to Commission review.
6. On December 18, 2013, the Commission deferred action until a sample unit of the proposed lighting could be shown to the Commission.
7. The applicant has returned as directed by the Commission to present the proposed fixtures.

RECOMMENDATION

Staff defers recommendation.

There was discussion.

Mr. Choe showed the light fixture that is proposed to replace the temporary lighting for the ATM. Discussion followed about the fixtures and placement. Some of the fixtures appear to be centered and some are off-center.

There was a motion:

"I move to approve the proposed fixtures as replacements to be installed as close to center of the pilasters as possible."

MOTION: Williams
SECOND: Steel
The motion was approved.

ii. 6XX Commerce (Old City Hall Historic District) Crosswalk lighting

Mr. McKnight gave the staff report.

On December 18, 2013, the Landmarks Preservation Commission voted to approve a proposal to reconstruct the storm water management system adjacent to and in front of the Old City Hall Annex Building at 615 Commerce Street to prevent flooding, which has recently occurred and resulted in water entering the building through its entrances on the north and west sides. The approval included the reconstruction of a bulbout, ramp, wall and railings, as well as additional related work to the north of the building.

The Commission did not approve an element of the plan that included pedestrian lighting on light standards mounted on concrete pedestals at the crosswalk. The Commission felt that the lights and pedestals, which were designed to be visually similar to the newel posts and lights on the Spanish Steps, diminished the formal alignment of the Spanish Steps.

The adjacent property owner desires lighting to be installed in front of their building for safety and visibility reasons. Public Works, using feedback from the owner and from the Historic Preservation Officer, has drafted a new design for the lights that eliminates the concrete pedestal, instead mounting the light standards on grade of the sidewalk. The City requests consideration of this alternative.

The requested action is the approval of a revised design for the lighting at the pedestrian crossing, including the installation of two light standards.

RECOMMENDATION

Staff presents this as a potential alternative to the previous design to address the Commission's feedback and the desires of the adjacent property owner.

Commissioner Steel asked a general question about whether or not there is a standard for street lights in the City of Tacoma. Mr. McKnight replied that there are multiple standards. There is a residential light standard, and there is a standard for the North Slope, for example. The desire for the Planning and Development Services department to take the lead in establishing lighting and wayfinding signage standards in the City was expressed.

There was a motion:

"I move to approve the proposed crosswalk lighting application as submitted."

MOTION: Steel
SECOND: Granfield
Motion passed.

B. New Business

i. 100 S 9th (Bowes Building) Wireless communication installation
Sarah Telschow, Odelia

Mr. McKnight gave the staff report.

The Bowes Building is listed on the Tacoma, Washington State, and National Registers of Historic Places. The building is located on the southwest corner of 9th and A Streets across from the southern boundary of the Old City Hall Historic District and the Totem Pole landmark at Firemen's Park.

This is a proposal to modify an existing rooftop wireless telecommunication facility by replacing/upgrading one (1) existing antenna, add three (3) new additional antennas and add rooftop mounted ancillary equipment.

Previous Discussions

The existing rooftop wireless equipment, including six (6) antennas, was approved by the Landmarks Preservation Commission on February 9, 2011. The 2011 proposal originally included nine antennas, but this amount was reduced at the request of the Commission following a briefing in January. A previous proposal to install 12 antennas and associated equipment was denied in 2008.

For the Commission's information, a December 29, 2010 letter regarding the previous Verizon installation is included, which provides insight into the site selection process, discussions with staff and the subsequent changes to the designs made for the current installation.

STANDARDS

Secretary of Interior's Standards for Rehabilitation

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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ANALYSIS

1. The Bowes Building is historically significant. Built in 1907, the building at 100 South 9th is a significant example of Beaux Arts Architecture, and was designed by prominent Tacoma architect Fredrick Heath. It is listed on the Tacoma, Washington, and National Registers of Historic Places.
2. The location and setting of the Bowes Building is also historically significant. It lies across the street from the Old City Hall Historic District, which is also listed on the Tacoma, Washington, and National Registers of Historic Places.
3. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.06.047, prior to those changes being made, by virtue of its status as a City Landmark.
4. The existing cellular antennas are visible from the public rights of way. Likewise, existing rooftop (not related to telecommunications) is also visible. The addition of antennas onto existing equipment will also impact the view.
5. The original location was selected on the basis of a defined area based on the targeted area for increased signal capacity and building owners who are willing to enter into a lease with the cellular company.
6. On August 27, 2008, the Commission denied the application to install twelve (12) cellular antennas on the building, based on the concerns of adverse effects to the building's strong massing, detailed parapet, and views.

7. On February 9, 2011, after several discussions with the representatives of the applicant, which resulted in a reduced number of antennas, and design and configuration changes, the Commission approved the existing six (6) antennas.
8. The parapet is one of the main character defining features of the building and is described in the nomination. The location and attachment additional antennas and equipment will not alter historic features on the building as the equipment will be installed onto the rooftop, and the equipment may be removed without permanent damage to character defining features.

RECOMMENDATION

Staff recommends adoption of the above analysis as findings, and recommends approval of the application to the Commission.

Sarah Telschow provided some information concerning the antennae and associated equipment that Verizon Wireless wants to install. The alternative is to replace the existing six antennae with six larger ones rather than to add three new ones.

There was a motion:

"I move that the application be approved subject to staff verifying that the dimensions of the antennae will be in scale with what is shown in the submitted drawings and will match the specifications represented in the application."

MOTION: Steel

SECOND: Williams

The motion was approved.

Commissioner Steel thanked Ms. Telschow for providing a significant level of detail in the proposal and drawings noting it made the discussion easier.

4. BOARD BUSINESS/PRESERVATION PLANNING

- A. UW Tacoma Campus Signage Concept Design Ben Mauk, UW Tacoma
- B. UW Tacoma Storefront & Signage Guidelines Ben Mauk, UW Tacoma

UW Tacoma Campus Signage Concept Design

Mr. Mauk made a presentation about UWT's signage concept. The Presentation describes current conditions of campus way finding and provides conceptual drawings for a campus-wide exterior signage program. When complete, the signage package will guide users to and about the UW Tacoma campus and to local retail and attractions. The University would appreciate any feedback that the Commission has on the signage program, particularly regarding two sign types, E08 and E10 that could impact contributing properties in the Union Depot/Warehouse Historic District. Feedback from the Commission will be utilized during the project design phase to be completed by June 2014.

The Studio SC team has developed the concept in connection with the heritage buildings on the UW Tacoma campus. This is the same firm that developed the downtown wayfinding signage currently in place. Clarifying questions and discussion followed. Mr. McKnight clarified that once the Commission has approved a proposed sign type for use on UW Tacoma Campus, then the same sign type can be approved via administrative review by staff rather than running each sign individually through the Commission process.

UW Tacoma Storefront & Signage Guidelines

Mr. Mauk made a presentation providing an overview of University's Storefront and Signage Guidelines for retail properties on Pacific Avenue in the Union Depot/Warehouse Historic District. The Guidelines will help UW Tacoma retail tenants create unique and memorable storefronts, improve the pedestrian experience along Pacific Avenue, and contribute to the overall success of the retail district. Guidelines are intended to be aspirational, not restrictive, and to complement Tacoma Municipal Code and District Design Guidelines. Commission feedback will

inform the creation of individual storefront packages that will be brought before the Commission for review and approval per current practice.

Discussion followed. It was requested that each building be treated as a complete building, rather than individual storefronts being painted or treated so differently that they no longer appear to be part of the same building—one building-one awning, for example.

5. CHAIR COMMENTS

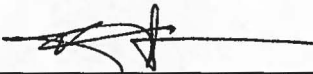
Chair York had no comments.

6. STAFF COMMENTS

Mr. McKnight received an application re: a house in the North Slope Historic District that has recently been purchased; it has been vacant for a couple of years. He described the situation, including what he discovered during his site visit. Elements which will be worked on include replacement windows and the addition of a French door. Discussion followed. Commissioner McClintock expressed concern about the French doors. Mr. McKnight will schedule andf ARC meeting if desired, and he will contact the Commissioners if the homeowner would be amenable to a site visit by the LPC members. Review of the application will be scheduled for the February 12, 2014, meeting.

The meeting adjourned at 7:51 p.m.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer