

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: December 18, 2013

Location: 747 Market Street, Tacoma Municipal Building, Council Chambers

Time: 5:30 pm

Commission Members in Attendance:

Ken House
Ed Echtle
Katie Chase
JD Elquist
Jonah Jensen
Megan Luce
Lysa Schloesser
James Steel
Ross Buffington
Marshall McClintock

Staff Present:

Reuben McKnight
Nicole Ratliff

Others Present:

Dillon Choe, Adolfsen and Peterson Construction
Sonny Saumani, Adolfsen and Peterson Construction
Milt Tremblay, UWT
Michael Sullivan, Artifacts Consulting
Susan Johnson, Artifacts Consulting
Mark D'Andrea, Public Works

Commission Members Excused:

Duke York

Commission Members Absent:

Dan Rahe

1. **ROLL CALL** – Chair House conducted roll call. Those present introduced themselves for the benefit of Commissioner Schloesser.
2. **CONSENT AGENDA**
 - A. Excusal of Absences – Commissioner York is excused.
 - B. Meeting Minutes – Minutes of November 13, 2013 were approved.
3. **SPECIAL TAX VALUATION**
 - A. 515 S Sheridan, Katie Bouchard, owner (Wedge Neighborhood Historic District)

Owners are not present. Mr. McKnight presented an 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, Wedge Neighborhood Historic District
Rehabilitation Cost Claimed:	\$51,896
Assessed Improvement Value Prior to Rehabilitation:	\$177,700
Rehabilitation percentage of assessed value:	29%
Project Period:	November 2010 to November 2012 (24 months)
Appropriateness of Rehabilitation:	Work was primarily interior work and site improvements needed for drainage and removal of damaging vegetation

RECOMMENDATION

Staff has reviewed the itemized expense sheet and recommends approval of this application in the amount of \$46,835, which reflects deductions totaling \$5,060 for non-eligible expenses that occurred outside of the 24 month period. Because the project extended beyond the application filing date in 2012 (October 1), it is being processed for the 2013 application round. The valuation recommended for approval (\$46,835) represents 26% of the assessed value.

MOTION:

"I move that the Tacoma Landmarks Preservation Commission approve this special tax valuation in the amount of \$46,83 for 515 S Sheridan."

Motion: Echtle

Second: House

The motion was approved.

4. NOMINATIONS—PRELIMINARY NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES - PRELIMINARY

General Procedural Notes:

The property 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 the 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 property meets 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. 2105 S C Street

BACKGROUND

The J. E. Aubry Wagon & Auto Works was constructed in 1910 as a wagon building shop, and was later used as an auto repair and fabrication shop. The building is an example of industrial vernacular design.

The building is nominated to the Tacoma Register of Historic Places under the following criteria:

- Criterion A, for being, "...associated with events that have made a significant contribution to the broad patterns of our history. The building is associated with the overall pattern of industrial development in the Warehouse District and is associated with the second major period of growth in the district.
- Criterion C, for "[Embodying] 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". The building is an intact example of the practical masonry construction that characterizes industrial vernacular construction.
- Criterion E, as "part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif." The building is adjacent to the Union Depot-Warehouse Historic District as well as within the Union Station Conservation District.

REQUESTED ACTION

Determination of whether the building 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.

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

1. The J.E. Aubry Wagon Works Building was constructed in 1910.
2. The building has been minimally altered on its exterior. The west and north elevations have been painted.
3. Based on the above, the building appears to meet the threshold criteria for age and integrity.

RECOMMENDATION

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the **J.E. Aubry Wagon Works Building** nomination for a public hearing and future consideration at the meeting of February 12, 2014.*

Recommended language for declining to schedule a public hearing:

*I move that the Landmarks Preservation Commission find that the **J.E. Aubry Wagon Works Building** do not meet the threshold criteria (describe) and deny the nomination.*

Recommended language for deferral:

*I move that the Landmarks Preservation Commission defer consideration of the nomination for the **J.E. Aubry Wagon Works Building** so that additional information (specify) can be presented for consideration to the Commission.*

B. 2109 S C Street

BACKGROUND

The Hunt-Mottet Warehouse was constructed in 1907 as a two story warehouse, with plans to construct an additional six stories to house retail operations above the warehouse levels. It is an example of industrial vernacular architecture from the early 20th century.

The building is nominated to the Tacoma Register of Historic Places under the following criteria:

- Criterion A, for being, “...associated with events that have made a significant contribution to the broad patterns of our history. The building is associated with a period of significant growth for the city, and particularly a time of local expansion for the regionally important Hunt-Mottet Hardware Company, one of Tacoma’s leading businesses of the 20th century.
- Criterion C, for “[Embodying] 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”. The building an excellent example of industrial vernacular design by prominent local architectural firm Bullard and Hill
- Criterion E, as “part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif.” The building is adjacent to the Union Depot-Warehouse Historic District as well as within the Union Station Conservation District.

REQUESTED ACTION

Determination of whether the building 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.

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 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

1. The Hunt Mottet Warehouse Building was constructed in 1907.
2. The building has been minimally altered on its exterior.
3. Based on the above, the building appears to meet the threshold criteria for age and integrity.

RECOMMENDATION

Recommended language for scheduling a public hearing:

*I move that the Landmarks Preservation Commission adopt the analysis as findings and schedule the **Hunt Mottet Warehouse Building** nomination for a public hearing and future consideration at the meeting of **February 12, 2014**.*

Recommended language for declining to schedule a public hearing:

*I move that the Landmarks Preservation Commission find that the **Hunt Mottet Warehouse Building** does not meet the threshold criteria (describe) and deny the nomination.*

Recommended language for deferral:

*I move that the Landmarks Preservation Commission defer consideration of the nomination for the **Hunt Mottet Warehouse Building** so that additional information (specify) can be presented for consideration to the Commission.*

Michael Sullivan, Artifacts Consulting, introduced Susan Johnson who represents the buildings' owner, Mike Bartlett. Susan Johnson made a presentation relating to the history of both of these adjoining buildings. Mr. Sullivan also spoke on the buildings' histories. He mentioned that the "missing stories" of the Hunt Mottet building will be proposed for residential and office use (additional four stories).

Commissioner Chase recused herself.

MOTION:

"I move that the Landmarks Commission adopt the analysis as findings for both buildings (J.E. Aubry Wagon Works Building and Hunt Mottet Warehouse Building) and that a public hearing on nomination of both buildings be scheduled on February 12, 2014."

Motion: Steel

Second: Luce

Motion approved.

5. DESIGN REVIEW

A. 1742 Pacific Avenue (Union Depot-Warehouse Historic District)

ATM lighting

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.

REQUESTED ACTION

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. It is not clear from the application materials whether there are other viable locations for the lighting. Staff has requested additional information regarding potential alternatives, as well as detail for the attachment methods and drilling required for the conduit installation.

RECOMMENDATION

Staff recommendations approval of the proposal.

Mr. McKnight noted that due to a miscoordination, the conduits had already been installed and there were currently temporary fixtures installed on the building.

There was concern expressed by the Commission that without a sample of the proposed lighting, that the Commission could not tell if the fixtures were overly stylistic. Several commissioners felt that the Victorian style of the fixtures might not be appropriate. It was suggested that the temporary fixtures, which are utilitarian, might even be preferable.

Mr. Dillon Choe of Adolfsen Peterson Construction, project manager, stated that he could provide samples of the proposed fixture.

There was a motion:

"I move that this matter be deferred for further information in a resubmittal which would include a physical example of the proposed light fixture."

Motion: Steel

Second: House

Motion: Approved

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

Storm water control

Mr. McKnight gave the staff report:

This is 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 visible changes that will result from this project include the reconstruction of the pedestrian bulbout adjacent to the sidewalk in front of the building, and the construction of ramps, a short wall with a railing, and planters. These changes are necessary to provide ADA compliant pedestrian access as well as to manage water flow during high intensity storm events.

In addition, if funding is available, the sidewalk adjacent to the building will be coated with an epoxy and sand surface, and pedestrian lighting will be installed in the staircase immediately north of the building, between Commerce and Pacific Avenue.

REQUESTED ACTION

Approval of the reconstruction of a bulbout, ramp, wall and railings per the attached plans, as well as sidewalk coating and staircase lighting.

STANDARDS

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation of Historic Buildings: Site (attached)

Recommended:

Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; or damage or erode the landscape.

ANALYSIS

1. The site is within the Old City Hall Historic Special Review District, and as such, alterations to the exterior appearance of public rights-of-way or other public spaces require the approval of the Landmarks Preservation Commission per TMC 13.05.047.
2. The proposal will not directly affect the appearance of any historic structures.
3. The proposal will use design elements installed as part of the Stadium Way reconstruction project, preserving design continuity with the existing and surrounding streetscape.
4. The proposal will prevent the future flooding of the Old City Hall Annex building, which is a contributing building within the Old City Hall Historic District.

RECOMMENDATION

Staff recommends approval of the proposal as submitted.

Public Works Staff Mark D'Andrea gave an overview of the project construction work. Commissioner Steel expressed concern about the placement of pilasters and lighting in connection with the entrance of the building. Mr. D'Andrea described upgrades to the stormwater catch basin system.

There was concern from the Commission that the proposed pilasters and light standards were inappropriate, because their placement aligned with the crosswalk was not in the axis of the Spanish Steps, which are a formal architectural element in the district. By replicating the light standard and pilaster design of the steps at the crosswalk, this misalignment detracts from the character of the steps.

There was a motion:

"I move to approve the reconstruction of a bulb-out ramp, wall, and railings per the attached plans for 615 Commerce Street with the exception of the pilasters and light standards."

Motion: Chase

Second: Steel

Motion approved.

6. CHAIR COMMENTS

Chair House thanked the Commission for allowing him to be the Chair this year. Chair House has decided to resign from the Commission. Commissioner Echte is also resigning from the Commission.

7. BOARD BUSINESS/PRESERVATION PLANNING

A. OFFICER ELECTIONS

Mr. McKnight thanked Chair House and Commissioner Echtle for their service.

According to LPC Bylaws, Officers shall be nominated at the first meeting in December of each year. Elections shall be held at the following meeting, January 8, 2014. New officers will assume duties at the meeting following their election. For your reference, the section on Nominations and Elections is contained in the enclosed Bylaws, Section 1. Administrative Procedures.

There was a motion:

"I move to suspend the bylaws and hold over officer nominations to the January 8 meeting."

Motion: Luce

Second: Jensen

Motion approved.

B. Other Business

Commissioner Chase asked about the Freighthouse Square building issue. Mr. McKnight has had some discussions with WSDOT staff and has learned that they are not "locked in" to the design they presented. The building is not eligible for the National Register of Historic Places, which is the key for federal funding. The State will take another look at their design. WSDOT may be consulting with this Commission in January.

The meeting was adjourned at 7:09 p.m.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer