



#### Members

Katie Chase, *Chair*  
Jonah Jensen, *Vice-Chair*  
Duke York  
Lysa Schloesser  
James Steel  
Jeff Williams  
Eugene Thorne  
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: September 14, 2016

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

#### Commission Members in Attendance:

Katie Chase, *Chair*  
Duke York  
Eugene Thorne  
Jeff Williams  
James Steel  
Lysa Schloesser  
Marshall McClintock  
Roger Johnson

#### Commission Members Absent:

Jonah Jensen, *Vice-Chair*  
Brittani Flowers

#### Staff Present:

Reuben McKnight  
Lauren Hoogkamer  
John Griffith

#### Others Present:

Ross Buffington  
Christine Rose  
Eugene Wiegman  
Ernie Ouellette  
Donald Sheppard  
Bruce Brandler  
Jason Lamb  
Greg Wharton  
Mark Wiegman  
Connie Guffey  
Paul Bert

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: 8/10/16
- C. Administrative Review
  - 539 Broadway, Union Club – roof repair
  - 622 N. K St – in-kind siding/porch repair, new porch railing
  - 1618 N. 8<sup>th</sup> St. – heat pump
  - 776 Commerce St., Winthrop Hotel – heat pump

The consent agenda was approved.

### 3. NATIONAL REGISTER REVIEW RECOMMENDATION

Chair Chase reviewed that they were considering whether to support or oppose three National Register listings being considered by the State of Washington. Written comments would be forwarded to the Washington Advisory Council on Historic Preservation for consideration. Mr. McKnight read the staff report for the three districts under consideration.

#### AGENDA ITEM 3A: Buckley's Addition Historic District

#### BACKGROUND

This is a National Register of Historic Places Nomination for the Buckley's Addition Historic District, which is roughly bordered by North Steele Street, North 8<sup>th</sup> Street, North Pine Street, and North 21<sup>st</sup> Street. It includes 592 primary buildings, 430 of which are Historic Contributing properties. Architectural types include Queen Anne; Colonial and Tudor revivals, Foursquare, and Craftsman. The period of significance is 1890 to 1941, during which most of the

homes were built. The district represents the broad pattern of social and economic history of Tacoma and is a typical early 20<sup>th</sup> century street-car suburb. The district also embodies the distinctive characteristics of homes from this period and includes the work of master craftsmen and architects. The district is named for James M. Buckley, who was the Assistant General Manager of the Northern Pacific Railroad. Buckley purchased several large homestead claims and platted Buckley's Addition, which was filed on June 12, 1883. Development began in the south section and continued until 1941, when only 8% of the lots were still undeveloped.

### **EFFECTS OF NOMINATION**

This district is not proposed for the Tacoma Register of Historic Places. The National Register listing does not restrict future alterations, nor does it affect future use of the property. Projects that occur on or near the site of a listed property or district may be subject to review under SEPA, NEPA, or Section 106 of the National Historic Preservation Act and may be required to employ measures to reduce or mitigate impacts to affected historic properties. Listed properties may be eligible for federal historic rehabilitation tax credits if listed or determined eligible for listing.

### **STANDARDS**

To be eligible for National Register, the property(ies) or object must meet the "seven standards of integrity" as well as one of four listing criteria. The seven standards are: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

The criteria under which the Buckley's Addition Historic District is nominated include:

- A. *That are associated with events that have made a significant contribution to the broad patterns of our history.*
  
- C. *That embody 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 lack individual distinction.*

### **ANALYSIS**

The Buckley's Addition Historic District meets the "seven standards of integrity." The district is associated with the early development of Tacoma. The properties also embody the distinctive characteristics of a type, period, and method of construction.

As of September 8, 2016, the Landmarks Preservation Commission has received one letter in favor of the district and one opposed.

### **ACTION REQUESTED**

The purpose of this review is to make a recommendation to the Advisory Council regarding the historic significance of the nominated district.

### **RECOMMENDATION**

Staff recommends that the Commission recommend inclusion of the district on the National Register of Historic Places under criteria A and C, and that comments received from property owners be forwarded to the Washington Advisory Council on Historic Preservation for its consideration.

<b>AGENDA ITEM 3B: Wedge Historic District</b>
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### **BACKGROUND**

This is a National Register of Historic Places Nomination for the Wedge Historic District, which is the triangle area bordered by Division Avenue, 6<sup>th</sup> Avenue, and South M Street. It includes 92 Historic Contributing structures and 17 that are noncontributing. Architectural types include Queen Anne; Colonial and Tudor revivals, Foursquare, and Craftsman.

The period of significance is 1890 to 1931, during which most of the homes were built. The district represents the broad pattern of social and economic history of Tacoma and is a typical early 20<sup>th</sup> century street-car suburb. The district also embodies the distinctive characteristics of homes from this period and includes the work of master craftsmen and architects. The proposed area is already listed on the Tacoma Register of Historic Places under the

Wedge Neighborhood Historic Special Review District surrounded by the Wedge Neighborhood Conservation District.

#### **EFFECTS OF NOMINATION**

This district is on the Tacoma Register of Historic Places. The National Register listing does not alter the requirements and incentives under TMC 13.05.047. Projects that occur on or near the site of a National Register listed property or district may be subject to review under SEPA, NEPA, or Section 106 of the National Historic Preservation Act and may be required to employ measures to reduce or mitigate impacts to affected historic properties. Listed properties may be eligible for federal historic rehabilitation tax credits if listed or determined eligible for listing.

#### **STANDARDS**

To be eligible for National Register, the propert(ies) or object must meet the "seven standards of integrity" as well as one of four listing criteria. The seven standards are: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

The criteria under which the Wedge Historic District is nominated include:

- A. *That are associated with events that have made a significant contribution to the broad patterns of our history.*
- C. *That embody 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 lack individual distinction.*

#### **ANALYSIS**

The Wedge Historic District meets the "seven standards of integrity." The district is associated with the early development of Tacoma. The properties also embody the distinctive characteristics of a type, period, and method of construction. The neighborhood was designated as a historic and conservation district by City Council in 2011.

#### **ACTION REQUESTED**

The purpose of this review is to make a recommendation to the Advisory Council regarding the historic significance of the nominated district.

#### **RECOMMENDATION**

Staff recommends that the Commission recommend inclusion of the district on the National Register of Historic Places under criteria A and C, and that comments received from property owners be forwarded to the Washington Advisory Council on Historic Preservation for its consideration.

### **AGENDA ITEM 3C: North Slope Historic District Amendment**

#### **BACKGROUND**

This is a proposed amendment to the North Slope Historic District, which is listed on the National Register of Historic Places, the Tacoma Register of Historic Places and the Washington Heritage Register. The amendment nominates the brick and stone pavers—on the 900 and 1000 blocks of North 9<sup>th</sup> Street, North 10<sup>th</sup> Street, and North 11<sup>th</sup> Street—for inclusion, as contributing elements, within the Nation Register North Slope Historic District. Further research indicates that these street pavements are unique and provide a record of Tacoma's early street paving program. The period of significance is 1904 to 1907.

This amendment does not affect the Tacoma Register North Slope Historic District and the current exemption of streets from local design review.

#### **EFFECTS OF NOMINATION**

This district is already listed on both the National Register and the Tacoma Register of Historic Places. This National Register amendment does not alter the requirements and incentives already in effect under TMC 13.05.047 or any review already required under SEPA, NEPA, or Section 106 of the National Historic Preservation Act.

## STANDARDS

To be eligible for National Register, the property(ies) or object must meet the "seven standards of integrity" as well as one of four listing criteria. The seven standards are: Location, Design, Setting, Materials, Workmanship, Feeling and Association.

The criteria under which the Brick and Stone Pavers, within the North Slope Historic District, are nominated include:

- A. *That are associated with events that have made a significant contribution to the broad patterns of our history.*
  
- C. *That embody 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 lack individual distinction.*

## ANALYSIS

The Brick and Stone Pavers, within the North Slope Historic District, meet the "seven standards of integrity" and are associated with the early development of Tacoma. These elements also embody the distinctive characteristics of a type, period, and method of construction.

As of September 7, 2016, the Landmarks Preservation Commission has received three letters in favor of the amendment and two against it.

## ACTION REQUESTED

The purpose of this review is to make a recommendation to the Advisory Council regarding the historic significance of the nominated district.

## RECOMMENDATION

Staff recommends that the Commission support the amendment to the North Slope National Register amendment, and that comments received from property owners be forwarded to the Washington Advisory Council on Historic Preservation for its consideration.

Chair Chase opened the floor for public comments. The following citizens provided comments:

(1) Ross Buffington:

Mr. Buffington commented that he lived in the Wedge Neighborhood and that he was urging the Commission to strongly support approving the nomination. He reviewed that the Wedge Neighborhood was created as a historic district 5 years ago and that it had brought the neighborhood together and given them visibility within the City. He commented that people had worked very well under the constraints of being a historic district and he was not aware of any reviews having been denied. He commented that the next logical step was to nominate the district for the National Register to provide more recognition for the neighborhood. He reviewed that 5 years ago there had been near universal support for the creation of the historic district from the residents, with only three groups opposed to the nomination: The Trinity Presbyterian Church, Multicare, and the Salvation Army. He discussed outreach efforts and meetings with the organizations opposed to the original designation to hear their concerns. He commented that the Church and the Salvation Army's emergency shelter were both historically significant and that the significance was the main thing to consider for nominating for the National Register, not the individual wishes of the property owners. He commented that he felt it would be a great thing for the neighborhood and the City as well.

(2) Major Donald Sheppard, Salvation Army:

Mr. Sheppard commented that they had agreed that having the Wedge Neighborhood on the National Register would be a wonderful opportunity that would have a minimal impact on anything that they might want to do to renovate the existing buildings or build on an empty lot. He commented that they understand the importance of doing something that will benefit the City, noting that they had helped almost 50,000 people in the last year. He commented that they didn't see anything that would limit their efforts in the current

proposal and that they were grateful to be a part of it.

(3) Paul Bert:

Mr. Bert commented that the Wedge Neighborhood's historic designation had done them a lot of good. He commented that there was a lot of opportunity for change with the upcoming link expansion and they wanted the protection that being a historic district provided and to be on the National Register as well.

Mr. McClintock discussed the North Slope Historic District Amendment. He reviewed that the neighborhood had brought the nomination forward as a separate nomination several years prior, but it had not yet been taken up by the City Council. He reviewed that the National Register nomination currently mentions the bricks and historic streets and that it had been suggested to amend the nomination to add the historic information on the historic streets to their nomination.

Commissioner Williams asked why the Buckley area was going national before local, as it would not require design review. Mr. McKnight responded it would provide the neighborhood with attention and the register would be considered in City policy decisions. Mr. McClintock noted the Stadium Historic District as an example of a national district that was not on the local register. Commissioner Williams expressed concern that being on the National Register would lead people to falsely believe that the structures would be protected. He commented if Buckley was significant enough to be recognized nationally, that they needed to recognize the district locally as well.

Mr. Steel asked to see a map and asked about the extent of the nominated area. A map of the Buckley Addition was reviewed, Mr. McKnight noting the geography of the proposed addition. Discussion ensued.

There was a motion

"I move that the Landmarks Commission recommend inclusion of Buckley's addition on the National Register of Historic Places under criteria A and C and the comments received from the property owners be forwarded to the Washington Advisory Council of Historic Preservation for its consideration."

Motion: Steel

Second: York

The motion was approved unanimously.

Regarding the Wedge Neighborhood, Commissioner Steel commented that it was great to see the entire neighborhood included in the designation and he was happy to see support from members of the community.

There was a motion.

"I recommend that the Commission recommend inclusion of the district on the National Register of Historic Places under criteria A and C and the comments received from property owners be forwarded to the Washington Advisory Council of Historic Preservation for its consideration."

Motion: York

Second: Schloesser

The motion was approved unanimously.

The North Slope Historic District Amendment was discussed. Commissioner Steel asked for more information on a previous discussion regarding the addition of the cobblestone streets to Tacoma register. Mr. McKnight reviewed that it had gone to the City Council, but not been taken upon the agenda. He added that the item would return to Landmarks Preservation Commission in future months to discuss the position of the Department of Public Works. Commissioner Steel commented that it was largely symbolic to include it on the national register, but was an important part of the history and worth including. Commissioner Johnson asked if the inclusion on the National Register would trigger a review when using Federal funds. Mr. McKnight responded that it would not likely trigger a review by itself that would not already be happening for a project, though it would raise awareness.

There was a motion.

"I move that the Landmarks Preservation Commission support the amendment to the North Slope Historic District and that the comments received from property owners be forwarded to the Washington Advisory Council of Historic

Preservation for its consideration.”

Motion: Steel

Second: York

The motion was approved unanimously.

#### 4. DESIGN REVIEW

A. Convention Center Hotel (Union Station Conservation District)

*Final Design Approval: New Construction*

Mr. McKnight read the staff report.

#### BACKGROUND

The City of Tacoma has entered into a development agreement with Yareton Investments, LLC, to construct a new 24 story hotel and mixed use development near 17<sup>th</sup> and Broadway, adjacent to the Greater Tacoma Convention and Trade Center. Phase 1 of the project will include a 300-room, four-star hotel, with 10,000 square feet of ballroom space, approximately 454 parking spaces, and 20,000 square feet of auxiliary function rooms, restaurants/bars, a pool, a fitness center, and rooftop amenities. The hotel will have external connections to the Convention Center at the garage level 2 and shared use of a loading dock and valet, and garage access ramp. The hotel and Convention Center will also have a connection at Level 3. Phase 2 would include additional retail, parking and residential units. Phase 1 construction is scheduled to begin in early 2017.

Previous meetings and Commission actions on this project include:

- Project briefings in February and March, 2015
- Preliminary design approval for the project's height and massing, on April 22, 2015
- Project briefing and update June 22, 2016

The project team is now requesting final approval for the design and materials. The podium will have Monterey Matte brick cladding with metal trim and flashings, in the colors and materials show in the packet. The dichroic glass canopy will also have a metallic frame. The façade will consist of a series of vertical windows separated by brick cladding. The architectural elements are organized to align with the Carlton's façade. The lower storefronts will be glass and metal. The top of the podium, near the Convention Center, will incorporate a glass curtain wall and metallic pool deck weather screen, over the entrance. The "Marriott" sign will be mounted to the screening over the entrance. The porte cochere and entrance court will be recessed only at the ground level, to align with the Convention Center façade. A driveway ramp will be included on the front façade, near the Convention Center. The tower's material palette will also consist of dichroic glass, large windows, and red, white and metallic metal cladding, trim, and flashings.

This phase of the project requires the demolition of an existing garage structure, adjacent to the Carlton Center, which was built in 1987. This structure is within the Union Station Conservation District, but is noncontributing. For review of demolitions of buildings within the conservation district that are not historically significant, the Commission may waive demolition review provided that the Commission approves the design of the new structure and financing commitments and timelines are satisfactorily provided (TMC 13.05.048.B.4). The Community and Economic Development Department has provided a memorandum regarding the City's requirements for implementing the project.

#### ACTION REQUESTED

- Final design approval
- Finding that the 1987 parking garage is noncontributing to the district, and waiver of the procedural requirements for review of demolition of City Landmarks.

#### STANDARDS

**Design Guidelines for the Union Depot/Warehouse District & the Union Station Conservation District**  
Included in the packet.

## ANALYSIS

1. This property is in the Union Station Conservation District and, as such, new construction is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047.
2. The Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by the design guidelines. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of those mandatory requirements would be unnecessary to further the purposes of this chapter.
3. The Landmarks Preservation Commission issued preliminary approval for the height and massing on April 22, 2015.
4. The proposed materials reflect the prominent materials in the district, which include brick and metallic finishes.
5. The design of the podium incorporates the design guidelines emphasis on storefronts and the pedestrian experience.
6. The proposed hotel signage meets the design guidelines for location, size, lettering, materials, and illuminations.
7. The signs do 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.
8. The proposed building colors and materials complement both the historic and new elements of the district.
9. The structure proposed for demolition is noncontributing.
10. The project is subject to a development agreement with the City, which requires that performance milestones and financial ability are demonstrated prior to conveyance of the property.

## RECOMMENDATION

Staff recommends approval of the application.

Jason Lamb, Ankrom Moisan Architects, reviewed that they were present to discuss materials and present responses to feedback received during the last discussion with the Commission.

Greg Wharton, Ankrom Moisan Architects, reviewed that the project was located next to the Convention Center and the Carlton building. He commented that they were seeking design approval for phase one of the project, which included the podium and the tower as well as the materials palette. He added that they would also be seeking approval for the demolition of the garage that is currently located on the site.

Feedback from the previous meeting with the Commission was reviewed. Mr. Wharton reviewed that there had been concern about the intensity of color and complexity of the tower design, which had been refined and simplified to tone down the color. They had also, at request, created renderings that showed views of the building from more realistic vantage points. He reviewed the podium redesign that had been presented at the previous meeting which used layered design concepts. He noted one change to the podium design to remove a garage entrance near the Carlton building that was no longer needed.

The materials palette for the podium was discussed. Mr. Wharton provided physical samples to the Commission for review. He reported that the brick would be a Monterey Matte color and that they would follow the brick module with pilaster sizing to not end up with any odd cuts. There would be some color variation in the brick color and they would also work in some textured elements. He noted the color of the bricks used in the Carlton building. Storefronts would use clear Low E glass with a brushed aluminum frame. The window frames in the podium would be differentiated from the tower with more of a brushed finish. The majority of horizontal trim elements would be a medium grey metal finish. Dichroic glass would be used to accent the edge of the canopy, which would not read strongly from the street and would only be visible from underneath. The dichroic glass accent on the canopy would be around six inches wide. Commissioner Steel requested that precast concrete be used for the horizontal sill elements on the podium. Commissioner Williams asked about the reason for the inclusion of dichroic glass on the canopy. Mr. Wharton responded that the dichroic glass was chosen as part of the design process of blending of old and new. He added that the accent pulled elements from the tower in a subtle way.

The materials for the tower were discussed. Mr. Wharton reported that they refined the tower design by removing more than half of the dichroic fins on the exterior. He reviewed that there had been questions about the appearance of the tower on the skyline and displayed renderings that showed views of the tower from the highway, Union Station, and the Tacoma Art Museum. He noted that the design had been simplified and color that had been present in the cladding had been removed. He reviewed the materials palette for the tower, noting that they would be adding a red accent to match the Marriott branding. Dichroic glass fins were present on all four sides of the tower, but they had removed all of the fins that were over the windows, leaving only the fins between the windows.

Commissioner Steel noted a triangle of brick on the side of the podium facing the Convention Center, suggesting that the brick structure should wrap the corner or the brick should only be the two or three foot pilaster depth. Mr. Wharton clarified that the brick continues back and the side wall would match the cladding on the front.

Mr. Lamb discussed the demolition proposed for an existing non-historic parking structure adjacent to the Carlton building. He reviewed photos of the garage, noting that it was 2 stories tall with 84 parking stalls. He commented that demolition would not be an issue for the adjacent Carlton building. The new podium would use a cantilever design so that the foundation of the Carlton building would remain intact and they would not be abutting it with the new structure.

Commissioner Schloesser asked where the parking entrance would go. Mr. Lamb responded that there would still be parking access from the front, but most of the parking would be accessed through Broadway.

Commissioner Williams expressed concern that they wouldn't know what the dichroic elements would look like until they were on the building. He commented that he appreciated efforts to dial it back, but he was concerned that it would look differently in daylight than what they see in the illustrations. Commissioner Schloesser commented that she wasn't certain how dichroic glass would work in the district, noting that the Tacoma Art Museum and Museum of Glass were more subdued and modest in how they approach their presence. Mr. Wharton discussed the inclusion of the dichroic element, commenting that the hotel was going to be a signature project for Marriott and they wanted a distinct, bold statement that would fit in with their branding concept. Commissioner Williams commented that he felt that the dichroic element was not consistent with allowing the historic buildings to be in the forefront and he was concerned that the changing color effect of the dichroic glass was not going to age well. Commissioner Steel asked if the Marriott had any other hotels that used dichroic glass. Mr. Lamb responded that they did not, but that they wanted it to be unique. Commissioner Schloesser asked if they had explored doing something like etching the glass to make the dichroic element more subtle. Mr. Lamb responded that they had not explored that, but they had looked into a number of colors before choosing the dichroic color. Commissioner Steel asked if they would be doing a façade mock up. Mr. Lamb responded that they were doing façade mockups for all cladding materials, but he wasn't aware of a plan to do a mockup of the dichroic fins. Commissioner Williams commented that the issue was that the dichroic element would become overwhelming at the full scale. Commissioner York noted that the applicant had made a good effort to accommodate the pedestrian experience to blend with the other buildings and attach to the historic district. He added the tower would stand out regardless of whether or not the dichroic glass was present due to the tower's size, but the base would blend into the district. Commissioners concurred that the dichroic glass was the only element that they had concerns about. Commissioner Steel reviewed that the district did not typically allow buildings of that scale and that one component of the approval had been the recommendation that the tower be subdued.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application for the Tacoma Convention Center Hotel with the following restrictions and recommendations: the recommendation that the sills indicated on the brick façade be considered to be precast concrete instead of metal; the recommendation that the brick façade continue around the corner in the same manner as the façade that fronts Commerce Street in the same detailing as that façade; the requirement that the dichroic panels are not approved with this action and that the applicant needs to provide more information such as photos, videos, mockup, material samples or other documentation to the Landmarks Preservation Commission before they approve the dichroic panels as a design element for the building. The second action is that the existing parking structure be administratively approvable for demolition and that the procedural requirements for demolition of the existing parking structure are waived."

Motion: Steel



Second: York

The motion was approved unanimously.

B. 616 Saint Helens Ave. (Wagner Motors Building)

The applicant was not present and discussion of the item was postponed to after item 4.D.

Ms. Hoogkamer read the staff report.

**BACKGROUND**

Built in 1928, the Wagner Motors Building is an individual landmark on the Tacoma Register of Historic Places. The applicant is requesting approval for a 2'-6" x 23'-6" painted aluminum sign. The sign will read "ARTIST & CRAFTSMAN SUPPLY," on raised letters, and will be illuminated by five gooseneck lights, which will be mounted to the sign frame. The sign text will be blue and the background and gooseneck lights will be painted to match the building. The sign will be attached with no more than 12 fasteners, attached through the mortar joints only.

Staff requested that the sign be externally, rather than internally, illuminated and that the number of penetrations be reduced. The current application was revised to respond to those requests.

**ACTION REQUESTED**

Approval of the above scope of work.

**STANDARDS**

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

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 property is an individually listed City Landmark, and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. No historic material will be destroyed. The massing, size, scale, and design of the sign are differentiated from the historic material, but compatible.
3. All drilling will be at the mortar joints. The essential form and integrity of the historic property would be unimpaired if the sign was removed.

**RECOMMENDATION**

Staff recommends approval of the application.

Commissioner Williams asked if the blue color was the same as the window. Ms. Hoogkamer responded that it would be a brighter blue, while the back of the sign would match the terra cotta of the building. Commissioner Williams asked if the blue in the sign could be matched to the windows, expressing concern that it was very large sign and that the proposed color was not compatible with the building. Mr. McKnight commented that they could always recommend that the blue be toned down or better matched to the trim color of the building.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application for 616 Saint Helens Avenue with the additional recommendation that the blue color of the font on the sign be better matched to the new paint color for the existing store fronts"

Motion: Steel

Second: Williams

The motion was approved unanimously.

C. 2106 Pacific Ave. (Union Depot/Warehouse)

Ms. Hoogkamer read the staff report.

## **BACKGROUND**

Built in 1906, this building is a contributing structure in the Union Depot/Warehouse Historic District. The applicant is proposing a 3'-4"x8'x9" aluminum sign with a logo and letters that read "DAVID EVANS AND ASSOCIATES INC." The letters will have a brushed silver satin finish. The sign will be installed between the fourth and fifth floor where the Multicare sign was previously located. The sign will be mounted to studs 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 light-colored, metallic sign also meets the district 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.

Commissioners concurred with the staff analysis and recommendation.

There was a motion.

"I move to approve the application as submitted for 2106 Pacific Ave."

Motion: Williams

Second: York

The motion was approved unanimously.

D. 2106 Pacific Ave. (Union Depot/Warehouse)

Ms. Hoogkamer read the staff report.

### BACKGROUND

Built in 1906, this building is a contributing structure in the Union Depot/Warehouse Historic District. The applicant is proposing a 3'-2"x11'-4" aluminum sign. The colored logo and the white letters that read "Infoblox" will be plastic with internal white LED illumination. The letters and logo will be mounted to a raceway that is painted to match the building.

The sign will be installed between the third and fourth floor. The sign will be 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:

3. 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.

4. 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:

6. Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).
7. 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.
8. 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.
9. Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited.
10. 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:

5. Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.
6. 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.
7. 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.
8. Lettering shall be generally flat or raised.

Color:

3. 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.
4. 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:

5. Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.
6. In general, illumination shall be external, non-flashing, and non-glare.
7. 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.
8. 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:

4. 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.
5. 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.
6. 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 Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by the design guidelines. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography,

location, or surroundings, the strict application of those mandatory requirements would be unnecessary to further the purposes of this chapter.

3. The proposed signage meets the district design guidelines for location, size, messaging, and lettering.
4. The light-colored, metallic sign also meets the district guidelines for materials, although it does contain plastic as well. The logo element does contain more than three colors, as recommended by the guidelines; however, the colors blend and are only different shades.
5. Internal illumination is generally discouraged in the district; however, this does meet the exception for individual letters with translucent faces, containing soft lighting elements inside each letter. This exception is generally for contemporary buildings in the district, but may be applied to historic buildings.
6. All drilling will be into the mortar joints; there will be no drilling into the brick face.

## RECOMMENDATION

Staff recommends approval of the application, but defers recommendation on the internal lighting.

Connie Guffey, Plumb Signs, confirmed that both the letters and logo would be illuminated. Commissioner Steel noted the code requires that colors don't clash with the façade of the building, that signs should not contain more than three colors, and that internal illumination is generally discouraged. He noted that for the proposed sign, there were more than two colors and internal illumination, making it was less subtle than the other signs located on the building. Ms. Guffey responded that it was the corporate colors, but the led lighting was less garish than neon. She suggested that they could tone down the brightness of the white elements by putting a vinyl film over the letters.

There was a motion.

"I move to approve the Infoblox sign at 2106 Pacific Avenue as submitted. I amend that the light be a softer white light than in the image shown."

Motion: Williams

Second: York

The motion was approved unanimously.

## 5. PRESERVATION PLANNING/BOARD BUSINESS

### A. Amendments to Guidelines, Bylaws and inventory

Mr. McKnight reviewed that they wanted the language finalized by October 12 so that it could be put out for a public hearing on December 14. He noted that the language had not changed since the previous Commission meeting.

### B. Events and Activities Updates

Ms. Hoogkamer provided an update on the following events and activities:

#### 2016 Events

1. So You Bought an Old House Arts Month Series
  - a) Your House has DNA: Remodeling Historic Interiors (5:30pm @ B Sharp Coffee House, October 6<sup>th</sup>)
  - b) Lighting Restoration Workshop (1:30pm @ Earthwise Tacoma, October 22<sup>nd</sup>)
2. Third Annual Holiday Heritage Swing Dance: Remember the Railroad (6pm @ Freighthouse Square, November 4th)
3. History Happy Hour Trivia Night (6pm @ The Swiss Restaurant & Pub, November 16<sup>th</sup>)

#### 2017 Events

1. Landmarks Commissioner Training (9am-4:30pm TBD @ Tacoma Convention Center, March 7<sup>th</sup>)
2. Historic Preservation Month (May TBD)
3. Washington Trust for Historic Preservation Youth Heritage Program: Maritime Heritage (July TBA)
4. Arts Month (October TBD)
5. Fourth Annual Holiday Heritage Dance (November TBD)

**6. CHAIR COMMENTS**

Chair Chase noted that the September 28, 2016 meeting had been cancelled.

The meeting was adjourned at 7:18 p.m.

Submitted as True and Correct:



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Reuben McKnight  
Historic Preservation Officer