

**Members**

Mark McIntire, *Chair*  
Ross Buffington, *Vice Chair*  
Edward Echtle  
Ken House  
Imad Al Janabi, PhD.  
Fred King  
Megan Luce  
Bret Maddox, S.E.  
Ha Pham  
Pamela Sundell

Marshall McClintock, North Slope Ex-Officio

**Staff**

Reuben McKnight, Historic Preservation Officer



# MINUTES

## Landmarks Preservation Commission Community and Economic Development Department

Date: August 11, 2010  
Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

LPC 110/10

*Commission Members in Attendance:*

Ross Buffington  
Edward Echtle  
Ken House  
Imad Al Janabi, PhD.  
Megan Luce  
Bret Maddox, S.E.  
Mark McIntire  
Ha Pham  
Pamela Sundell

*Staff Present:*

Reuben McKnight  
Tonie Cook

*Others Present:*

Jon Potter, Patrick Rhodes

*Commission Members Excused:*

Commissioner Fred King

Chair Mark McIntire called the meeting to order at 5:02 p.m.

### 1. CONSENT AGENDA

#### A. Excusal of Absences

Commissioner Fred King was excused.

Chair McIntire requested a 15 minute break for the purpose of allowing time to review the revised documents submitted on the 1102 A Street proposal.

Chair Mark McIntire re-convened the meeting at 5:17 p.m.

### 2. DESIGN REVIEW

Old Business

#### A. 1102 A Street – Tacoma Federal Building Post Office

Ms. Tonie Cook provided the background on the project which follows: This item is rescheduled from the July 28, 2010 Commission meeting. The current proposal is to install seasonal outdoor tables, chairs, umbrellas, mobile coffee stand, pavers and landscaping. Additional elements of the proposal at this time and discussed at the ARC meeting on July 21<sup>st</sup> included fencing and lights. The purpose of the project is to make improvements to the front elevation property and streetscape in that part of the downtown area.

She noted the revised plans were circulated at this meeting and gave an update on previous reviews, including the following.

On July 14, 2010, the Commission requested the Applicant to provide a landscape view detailing the proposed furniture, and the hard and softscape elements on the property. The Commission also scheduled an Architectural Review Committee site visit to become familiar with the character of the property.

On July 21, 2010, the Architectural Review Committee conducted a site visit of the property. Attendance at the July 21, 2010 ARC included Commissioners Mark McIntire, Ross Buffington, Ha Pham, Ed Echte, Fred King, and Ken House. George Heidgerken and Jon Potter presented the proposal on the property. Other attendee: John Olson with Historic Tacoma

At the ARC meeting, owner George Heidgerken presented the following:

1. The purpose of the proposed exterior front elevation proposal is to clean up the property and streetscape in that area with the intent to improve security, and pedestrian appeal and activity.
2. The current proposal includes outdoor furniture, mobile coffee stand, grading, pavers, and landscaping items such as 3 or 4 additional trees onto the property. The coffee stand would be a seasonal element on the site. In addition, the owner is proposing fencing and lighting as shown in the enclosed plan dated, July 21, 2010.
3. Other items presented and/or mentioned, but are not part of this first phase of projects included doors, windows, possible bike rack or benches, garbage cans, solar panels, cleaning the exterior of the building, repair the steps and entrance, other streetscape items (trees, street lights, etc).

Comments at the ARC included:

1. Commissioner Pham suggested a shorter fence;
2. Commissioner Buffington asked about the consideration of installing half of the current proposed furniture;
3. Mr. Heidgerken responded about the concern with economic viability of half of the proposed furniture;
4. A landscape view showing the pavers, grading, plantings and other details (i.e. fencing, lighting) of the proposal was recommended.
5. The owners will present the landscape view as well as the light specifications to the Commission at their meeting on July 28, 2010.
6. There was Commission consensus that the owners return to the full Commission with the above recommended items.
7. There were no strong objections made by the ARC other than the above comments, suggestions, and recommendations to see specific elements of the proposal.

A copy of the staff analysis presented on July 14, 2010, is enclosed at the end of this staff report.

Additional Staff Analysis:

1. The proposed fence and the light fixtures were not original features of the historic property, however these elements do not cover or obscure the character defining features of the building, thus meeting Secretary of Interior's Standard for Rehabilitation #2, specifically, for, "*The historic character of a property will be retained and preserved. The...alteration of features...that characterize a property will be avoided*".

Staff recommended approval of the above and the July 14, 2010 staff analysis as findings and recommends approval of the proposal.

Jon Potter and Patrick Rhodes presented new information on the proposal.

The Commission discussed the proposal.

There was a motion.

*"I move that we, the Landmarks Preservation Commission, approval in concept the plan, including the mobile coffee stand, chairs, tables, umbrellas, pavers, fences, and gates, as presented".*

MOTION: House  
SECOND: Echtle  
MOTION: Carried

There was a motion.

*"I move that we, the Landmarks Preservation Commission, approve the three front doors; review administratively, the final plans on the three front door details and asked for final Commission review on the proposed new northeast door entrance".*

MOTION: House  
SECOND: Echtle  
MOTION: Carried

The Commission requested clarification on the coffee stand as a mobile or permanent element; final review on the grading and retaining wall plans, assurance of avoiding penetrations into the building and surrounding entrance areas, use of charcoal (in color) stone pavers, fence details including height consideration.

The meeting was adjourned at 6:33 p.m.

Submitted as True and Correct:

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Reuben McKnight  
Historic Preservation Officer