

Members

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

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: April 13, 2011

LPC 59/11

Location: 728 St Helens, Tacoma Municipal Building North, Room 16

Commission Members in Attendance:

Mark McIntire
Bret Maddox
Edward Echtle
Ken House
Imad Al Janabi, PhD.
Ha Pham
Pamela Sundell
Duke York
Marshall McClintock

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

Carole Maglesson, Sarah Erichson, Matthew Hayes,
Randal Bennett, Grace Pleasants, David Bell, Bill Kellis,
Ola Leonard Keasley, Fred Borovich, Kathleen Ursich

Commission Members Absent:

Commissioner Megan Luce

Vice Chair Bret Maddox called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioner Megan Luce was excused.

B. Approval of Minutes

The minutes of 01/26/11, 02/09/11, 03/09/11 and 03/23/11 were approved with one amendment to include the attendance of Commissioner Pamela Sundell at the meeting of January 26, 2011.

2. NOMINATION - PRELIMINARY MEETING

Ms. Tonie Cook cited the general procedural notes, followed by the staff report:

Tacoma Register listing follows procedures defined in TMC 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting will determine 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. Owner consent is not required for the Commission to recommend designation. The purpose of the meeting was to determine whether or not the property met the threshold criteria and should be scheduled for public testimony at a public hearing.

A. 1239 East 54th Street - J. M. Hendrickson Homestead

Ms. Cook read the Staff Report with the background, including the 1922 vernacular house and garage, 1924 barn, located on 3.78 acres of the J.M. Hendrickson Homestead. She stated that the nomination of the J.M. Hendrickson Homestead to the Tacoma Register of Historic Places included the house, garage, barn, site and historic landscaping. She he evidence included in the nomination supports meeting the Criterion A, C and F, as well as meeting the threshold criteria for age and integrity as listed at 13.07.040B(1).

Ms. Cook presented the staff analysis noting the preliminary meeting's purpose is to determine that age and integrity standards are met.

Staff recommended scheduling the nomination for public testimony at a hearing on May 25, 2011.

Mr. Mark Lawrence McIntire, consultant, presented the J.M. Hendrickson Homestead nomination.

Property owner and family members, Ms. Carole Maglesson and her sister, Sarah Erichson, provided additional information and photos on the property.

Commissioners asked about the current use of the property; in addition, the Commission discussed the significance of vernacular architecture and environment as a landscape in place showing the property as it had been used as a working farm.

Commissoner Ken House talked about the nomination meeting the criteria for style, integrity, its association of immigrant patterns and the development of Tacoma; the buildings demonstrating their historic working unit, supporting the contributing buildings in place.

There was a motion:

"I move that we, the Landmarks Preservation Commission, find the J.M. Hendrickson Farmstead at 1239 East 54th Street, meets the threshold criteria for age and significance and schedule May 25, 2011, for public hearing on the nomination".

MOTION: House

SECOND: York

MOTION: Carried

Chair Mark McIntire recused himself as he was the professional consultant on this nomination.

3. BOARD BRIEFING

A. 545 Broadway (Elks) – Old City Hall

The design team, *Corinne Kerr and Randal Bennet from ZGF Architects and Grace Pleasants*, for the new mixed use/parking structure that will be proposed in the location north of the historic Elks Temple, presented an update on the preliminary design, which was introduced on January 12, 2011.

Commissioners discussed the new design.

Commissioner Sundell stated, "I think this is very elegant," and noted the mix of glass and concrete. There was a description of the proposed living foliage and glass elements.

Commissioner House talked about the representation of the three centuries: the 19th Century with the University Union Club, the 20th Century with the Elks Temple and the introduction of the present Century with this new building; he described the significant buildings within the different areas of Tacoma and relationship of those with this new building; demonstrating the development of Tacoma with specific buildings over-time.

Commissioner Imad Al Janabi pointed out that the proposed building in this plan would be dominate in this area because of its massing; it would be the biggest building. He also noted the building does not appear to reflect its function; it reminded him of an office or hospital building.

The proponent affirmed the comment and noted the proposed design as, *“somewhat of a quieter, larger buiding with an elegance that lifts, but does not distract from its neighbors”*. The appearance, it was noted, would be affected with the future addition of residential interior components, such as paint and drapes, and the glass façade. The use of canopies and wood material for warmth was also presented.

4. BOARD BUSINESS / PRESERVATION PLANNING

A. Old Town Neighborhood Historic District Proposal Debrief

Mr. Reuben McKnight presented the Staff Report which included a summary of the petition signatures, comments received at the March 23, 2011 public information session on the proposal to form a historic district, comments received since that meeting, and news articles. He reported there was significant organized opposition to the historic district proposal as well as some support for the concept; he added, it was unknown to what extent the numbers represent actual support.

Mr. McKnight read the Staff Report’s several next steps, which included potential courses of action by the Commission.

The Commission discussed the ability to obtain an unbiased view from the residents in the neighborhood and, expressed concern with not hearing from those residents who have not had a chance to make comment; in addition, further discussion included the use of a postcard and that the Commission make resolution with moving forward with or stopping the review, of the nomination application.

There was discussion on the variety of landmark property approaches, such as individual or multiple property designations, smaller districts in definable areas; in addition there was some ground work, such as several meetings, conducted at the time when this nomination was first initiated.

There was a motion:

“I moved that we, the Landmarks Preservation Commission, authorize the Historic Preservation Officer to draft and mail a postcard opinion survey with the proviso that the survey be a basis of determination on the viability of this nomination, with the backup that we pursue either individual or thematic nominations of those property owners who are desirous”

MOTION: McIntire
SECOND: Al Janabi
MOTION: Carried

B. Annual Calendar—Annual awards and report to the City Council

Commissioner Ken House reported on the work of the Annual Awards Committee members including Commissioners Ha Pham and Ed Echtle.

C. Street Improvement Plan: 9th and Market Street

Mr. Reuben McKnight showed a street improvement plan sheet and presented a design review issue for the removal and replacement of a curb line, which is one of several street improvement projects. He stated that the only actual change is the bulbout on 9th Street right-of-way, near the Winthrop Hotel Building, at the edge of Old City Hall Special Review District, and is the only proposed change within the Historic District.

Mr. McKnight recommended Administrative Review of the this item to the Landmarks Preservation Commission, however, since the request for this item was not emailed, the Commission is requested to review it at this meeting.

There was no discussion by the Commission.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the single bulbout at 9th Street as part of the City's Street Improvement Projects, as presented at this meeting."

Motion: McIntire
Second: Sundell
Motion: Carried

D. Other Items

- Wedge Neighborhood proposal is moving forward through the process, and expected to be at City Council at the end of May; there may be an alternative than what was recommended by the Planning and Landmarks Preservation Commissions.
- Architectural Review Committee on April 20, 2011
- A field visit is proposed on April 20, 2011 for property at 1111 N 4th Street.
- New Commissioner Jonah Jensen was appointed at the previous evening's City Council meeting.
- GSA & City of Tacoma is celebrating 100 years anniversary of Union Station on May 1st.
- New Meeting Location: Landmarks Preservation Commission will be meeting in Room 248, TMB.

E. Commissioner Imad Al Janabi offered to present a 1986 pedestrian space study in Washington D. C.

The meeting adjourned at 7:02 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer