

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtle
Ken House
Jonah Jensen
Megan Luce
Daniel Rahe
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator



Agenda

Landmarks Preservation Commission Community & Economic Development Department

Date: January 11, 2012

LPC 04/12

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

Time: 5:00 p.m.

Please note assigned times are approximate. The Chair reserves the right to alter the order of the agenda.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Meeting Minutes – 10/12/11, 10/26/11, 11/09/11 and 12/14/11

3. PUBLIC HEARING - NAME CHANGES

- A. 1900 Cheyenne to Clay Huntington Way Doug McArthur, Tacoma Athletic Association 15 m
Street Renaming Request

4. CHAIR COMMENTS

5. BOARD BUSINESS/PRESERVATION PLANNING

- A. Officer Nominations
- B. Annual Calendar
Establish Preservation Month activities committee
Begin Awards Nomination Process

Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: January 25, 2012, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:00 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Room 1036, or online at <http://tacomaculture.org/historic/resources.asp>. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please call the Community and Economic Development Department at 591-5200 (voice). TTY or speech to speech users please dial 711 to connect to Washington Relay Services, or email landmarks@cityoftacoma.org.



STAFF REPORT

LPC 01/12
January 11, 2012

PUBLIC HEARING: NAME CHANGE

NOTES ON GENERAL ORDER

The Landmarks Preservation Commission will hear public comments today regarding name changes to existing municipally owned property pursuant to City Council Policy 38091 on Place Names and Name Changes, which is included in Tacoma Landmarks Preservation Commission Rules and Regulations (Bylaws).

The procedure: Per Policy 38091, the Commission reviews the name change proposal for completeness, and if considered complete, schedules a public hearing to receive comment on the proposal. Following the public hearing, there shall be a mandatory 30 day comment period. After the close of the comment period, the Commission shall write findings based on the criteria contained within this policy, and forward a recommendation to the appropriate City Council Committee for further consideration.

The purpose of this hearing is to receive public comments regarding the proposed changes based on criteria per Policy 38091 on Name Changes. At the close of the public hearing and subsequent mandatory 30 day comment period, the Commission shall write findings and forward recommendation to City Council.

AGENDA ITEM 3A: Renaming South Cheyenne Street to Clay Huntington Way

BACKGROUND

A request to rename a portion of South Cheyenne Street from the corner of 19th to the entrance of Cheney Stadium to Clay Huntington Way was submitted by the Tacoma Athletic Commission. The request describes Clay Huntington's specific contributions to the Tacoma community. A copy of the request is enclosed with the Staff Report.

On December 14, 2011, Tacoma Landmarks Preservation Commission reviewed the proposal for completeness, and scheduled the public hearing for January 11, 2012.

Letters and comments received through January 4, 2012, are copied in the meeting packets and the list follows:

1. Letter of support, dated October 24, 2011, was submitted by Mayor Marilyn Strickland.
2. Letter of support, dated November 29, 2011, and resolution, dated November 14, 2011 was adopted by Board of Commissioners of the Metropolitan Parks District Tacoma.
3. One phone inquiry to Staff on the specific location of the proposed name change was received on 01/03/12.

RECOMMENDATION

Staff recommends holding open the public comment period for the next 30 days ending on February 10, 2012, and review of the findings on February 22, 2012.

BOARD BUSINESS

AGENDA ITEM 6A: Officer Nominations

According to LPC Bylaws, Officers shall be nominated at the first meeting in December of each year, however due to the new Commission appointment schedule the nominations were suspended until January 2012. Elections shall be held at the subsequent meeting. New officers will assume duties at the meeting following their election.

AGENDA ITEM 6B: Preservation Month 2012

According to the annual calendar outlined in the Commission's Rules and Regulations, the Preservation Month activities committee will be established at the first meeting in January of each year. The purpose of the committee will be to recommend activities and the annual awards for Preservation Month which is in May. The committee is scheduled to provide an Awards Nomination and Preservation Month Activities Update to the full Commission at the second meeting in February with the final awards' selection and activities review at the first meeting in April.

PENDING AGENDA ITEMS

January 25, 2012	Regular meeting of the Landmarks Preservation Commission Officer Elections
	Report from the Design Review Guidelines Committee
February 8, 2012	Regular meeting of the Landmarks Preservation Commission
February 22, 2012	Renaming of South Cheyenne to Clay Huntington Way – findings and recommendation

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtele
Ken House
Jonah Jensen
Megan Luce
Ha Pham
Pamela Sundell
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator

draft



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: October 12, 2011

LPC /11

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

Commission Members in Attendance:

Mark McIntire, *Chair*
Edward Echtele
Ken House
Jonah Jensen
Pamela Sundell
Duke York

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

Caroline Swope, Charles Hooper, Nancy Hooper,
Gary L. Wyatt

Commission Members Absent:

Commissioners Ha Pham, Bret Maddox, Megan Luce and
Marshall McClintock

Chair Mark McIntire called the meeting to order at 5:04 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Megan Luce and Marshall McClintock were excused.

2. NOMINATIONS – PRELIMINARY MEETING

Ms. Tonie Cook cited the general procedural notes for Tacoma Register of Historic Places, followed by the staff report:

Procedures defined in TMC 13.07.050, Tacoma Register listing consists of a minimum of two separate Commission meetings with the preliminary meeting determining whether the property meets the threshold criteria in the ordinance for age and integrity, then the Commission may move to have the nomination scheduled for a public hearing and comment period. 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 typically not required for the Commission to recommend designation, however it was noted that religious properties require owner consent.

A. 901 S 10th Street – Swedish Mission Tabernacle (Sure House Open Church)

Ms. Tonie Cook read the Staff Report beginning with the background on the property, which follows:

Constructed in 1909, the nomination states, "...the structure is a superb example of a Beaux-Arts Neo-Classical building, a form uncommon in Tacoma's churches...". A 1954 major remodel included the addition of mid-century stained glass windows, two east entrances' new poured concrete steps, and new oak pews; during the remodel,

a one story with full basement was added to the west of the original sanctuary; in addition, written documentation noted the original skylit dome has since been covered.

Standards to be considered:

The threshold criteria for Tacoma Register listing are listed at TMC 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 to be considered:

The purpose of the preliminary meeting is to determine that the age and integrity standards are met. The original building was constructed in 1909 with a 1954 remodel. According to the nomination, the original plan is not intact due to the 1954 addition however, the original cladding is intact. It is noted the mid-century stained glass windows replaced original windows. The building appears to meet the threshold criteria for consideration.

Staff recommended scheduling the nomination for public testimony at a hearing on November 9, 2011.

Caroline Swope, representing Historic Tacoma, presented the nomination.

Caroline Swope requested consideration to include the 1954 addition in the nomination.

There was a motion:

"I move that we, the Landmarks Preservation Commission, schedule the public hearing on November 9, 2011, for the property at 901 South 10th Street, Swedish Mission Tabernacle".

MOTION: House

SECOND: York

MOTION: Carried

3. SPECIAL TAX VALUATION

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.

1. Properties must be listed on the Tacoma Register of Historic Places;
2. Property owner must enter into a covenant agreement with the City.

A. 3419 N 27th Street (Semple Residence)

ANALYSIS

Property Eligibility:	Designated City Landmark, May 24, 2011
Rehabilitation Cost Claimed:	\$60,398
Assessed Improvement Value Prior to Rehabilitation:	\$123,800
Rehabilitation percentage of assessed value:	48.79%
Project Period:	12/09 to 08/10 (approximately 8 mo)
Appropriateness of Rehabilitation:	Exterior work that occurred during 2010 included repair and reconstruction of porches and foundation, new paint and interior improvements, which appear to meet Secretary of Interior's Standards for Rehabilitation.

Staff reviewed the itemized expense sheet and recommended approval of this application in the amount of \$60,398, reflecting verification of claimed expenses.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the Special Tax Valuation for 3419 N 27th Street, in the amount of \$60,398".

Motion: Jensen
Second: York
Motion: Carried

B. 1002-1004 Earnest S Brazill Street (Schultz Apartments)

ANALYSIS

Property Eligibility:	Designated City Landmark, January 31, 1995
Rehabilitation Cost Claimed:	\$146,159.50
Assessed Improvement Value Prior to Rehabilitation:	\$297,200
Rehabilitation percentage of assessed value:	49.178%
Project Period:	03/10 to 10/11 (approximately 18 mo)
Appropriateness of Rehabilitation:	Interior work included repair and reconstruction of 13 apartments involving code corrections, electrical and plumbing systems. Exterior work included repair of window glass; restoration of casing/trim front doors and replacement doors per original architectural plans, which appear to meet Secretary of Interior's Standards for Rehabilitation.

Staff reviewed the itemized expense sheet and recommended approval of this application in the amount of \$142,768.50 (which is 48.038% of assessed valuation) reflecting a deduction of \$3,391 from the original claimed amount for improvements made outside the perimeter of the building including sitework/landscaping and lawn/yard maintenance.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the Special Tax Valuation for 3419 N 27th Street, in the amount of \$142,768.50".

Motion: Sundell
Second: Echtle
Motion: Carried

4. COMMENTS

It was noted that Commissioner Duke York was excused from the September 28, 2011 Commission meeting.

The meeting was adjourned at 5:24 p.m.

BACKGROUND

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtele
Ken House
Jonah Jensen
Megan Luce
Ha Pham
Pamela Sundell
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator

draft



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: October 26, 2011

LPC /11

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

Commission Members in Attendance:

Mark McIntire, *Chair*
Edward Echtele
Ken House
Jonah Jensen
Megan Luce
Ha Pham
Pamela Sundell
Duke York

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

James Langston, Aubrey Price, Tracy Stromberg,
Donna Price

Commission Members Excused:

Commissioner Bret Maddox

Chair Mark McIntire called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioner Bret Maddox was excused.

2. DESIGN REVIEW

Old Business

A. 1401 N 5th Street (North Slope)

Mr. Reuben McKnight reviewed the background and approval history, as follows:

Built in 1895, the original house at 1401 N 5th Street was extensively altered for medical institutional use, along with a similar house at 1415 N 5th Street, beginning in the 1940s. The property is a contributing structure located in the North Slope Historic Special Review District.

Approval History:

- In 2007, the Commission approved selective demolition of the non historic additions to the original perimeter of both homes to allow for a future restoration as single family dwellings. The 2007 approved application included removal of the non historic additions, stud framing the remaining openings, and securing and weather tightening the buildings with temporary plywood sheathing, painted to blend in. Both homes were subsequently sold as future renovation projects.
- In 2009, the house at 1401 was purchased and renovations were begun without permits. Following a stop work order, the owner met several times with Staff and the Commission. On February 10 and March 10, 2010 the Commission approved several proposals presented by this owner including partial siding replacement with

HardiPlank, replacement windows on the front and alley elevations, and a new entry door. This work, however, was not completed and the house was then left vacant without proper weatherization for many months until a new owner recently purchased the house.

- The new owner is proposing to complete the remodeling, including several exterior projects. The current proposal to the Commission is for window replacement and configuration changes on the rear, front and alley elevations (itemized below).

The minutes of the 2010 Commission meetings are enclosed with the Staff Report. File photos will be available at the meeting.

ARC Meeting Notes

On October 19, 2011 the Architectural Review Committee met with the owners on site to review the current condition of the building. Commissioners in attendance included Bret Maddox, Ed Echtle, Jonah Jensen, Pamela Sundell, Marshall McClintock and Staff Reuben McKnight and Tonie Cook.

The new owners and their contractor outlined their proposal to renovate the building into livable residential space and to take care of immediate concerns due to inclement weather exposure and longer term restoration projects. Due to the limited number of available Commission meetings in the fourth quarter and the immediate needs of this building, the Commissioners agreed to review the proposal at the October 26, 2011 meeting.

The Commission reviewed the proposal which follows:

1. Remove and replace all of the existing windows on the front, rear and alley elevations with JELD-WEN wood clad windows and wood trim matching the sizes, configurations and locations as shown in the historic photo and as submitted in the proposed elevations.
 - a. The front elevation will have a center window added on the second story, consistent with historic photos
 - b. The rear elevation, second story, will have the window on the right lowered for egress.
 - c. The south (alley) elevation will have two upper story windows removed and sided over, per the illustration. An existing window opening in the bathroom will be raised and replaced with a casement (awning) window. The remaining windows will be lowered for egress. Lastly, the nonhistoric three part casement window in the kitchen will be replaced with a window to match the existing nook window on the rear elevation.
 - d. The windows will be trimmed with a built up crown molding and header to match the remaining original example on the alley elevation.
2. Install smooth faced Hardi Plank siding to match the original reveal (4.25 inch) as on the original Sheridan elevation cedar siding, per previous approvals. Pilasters on the corners of the building will be constructed to match existing original historic fabric, dimensions, style and materials. Missing Fascia will match existing in wood material and style.
3. The Sheridan elevation will be retained as is, including the windows.
4. Additional work that is planned but not included in the application at this time includes:
 - a. Remove the front door and side lites, which were added by the previous owner, and replace with a solid door matching the time period and style of the house.
 - b. Construct a front stair and railing matching the time period and style of the house.

- c. There are no current plans for a garage or carport; however, the owner may desire to install a drive with curbcut on Sheridan due to lack of alley access. This will be proposed to the Commission at a later time.

Standards to be considered:

North Slope Special Review District Guidelines

#4. Sense of Entry. Goal: Emphasize entrances to structures. Entrances should be located on the front facade of the building and highlighted with architectural details such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

#6, Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles, or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

#7. Rhythm of Openings. Goals: Respect the patterns and orientations of door and window openings as represented in the neighboring buildings. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. Doors also tend to be paneled or contain glazed openings. Windows are vertically oriented. Large horizontal expanses of glass are created by ganging two or more windows into a series. Most windows are either single or double hung, with a few casement windows being incorporated into the designs. Many of the buildings had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Most older windows were also surrounded with substantial trim pieces or window head trim.

Analysis to be considered:

1. The home on the property is historically significant as a contributing structure in the North Slope Historic District; it was constructed in 1895. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building including new construction per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.
3. This previously altered property will be remodeled to return it to its original use as a residence. There will be no change to the original form, massing or roof pitch and the applicant will repair or match existing materials where possible.
4. The approval by the Commission on February 10, 2010 included emergency weatherization stabilization work.
5. The approval by the Commission on March 10, 2010 included repair of siding with cedar material, use of Hardi Plank on two elevations; extensive salvage window and trim installation plan; restoring corner trim boards, installing a salvage front door, entry steps and railing system.
6. No changes are proposed for the Sheridan elevation as the original façade has been retained.
7. Window replacement and trim appears to meet North Slope Historic District guidelines #7, Rhythm of Openings, specifically for, *“Respect the patterns and orientations of door and window openings as represented in the neighboring buildings. Windows are vertically oriented. Large horizontal expanses of glass are created by ganging two or more windows into a series. Most windows are either single or double hung, with a few casement*

windows being incorporated into the designs. Many of the buildings had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Most older windows were also surrounded with substantial trim pieces or window head trim."

8. The use of an alternate material for the proposed windows is proposed in the traditional configuration of double hung style window, meets the North Slope Guideline #6 goal for Exterior Materials, specifically, for *"Use compatible materials that respect the visual appearance..."* The Commission has approved wood clad windows previously.

9. The restoration of the primary façade on the east elevation (North 5th St) is proposed using the historic photo with a short-term proposal that does not include the full porch/deck as shown in the original photo.

10. The installation of smooth Hardi Plank in the dimensions was previously approved by the Commission in 2010.

11. Wood boards are proposed on the corners of the house that match the existing remaining original corner boards in design and material; wood window trim is proposed to match the existing wood window trims; missing fascia will match the existing fascia material and design; thus meeting the North Slope Historic District Guideline #6, Exterior Materials, for, *"Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles, or with lapped, horizontal wood siding of various widths... utilize exterior materials similar to those typically found in the neighborhood"*.

Staff recommended adopting the above as findings and recommends approval of the proposal for window replacement, siding and trim as submitted. Detail on the front door and stairs will be submitted at a later date.

The Commission discussed the windows, siding and trim. In addition they requested additional information on the door details including consideration of a more Craftsman style of door. There were comments on the tri-casement window on the enclosed rear area of the kitchen that was proposed to match the alley window. Commissioner Marshall McClintock noted that although this window style was not common, it appeared to match the window on another home in the North Slope.

Commissioners requested staff to review the door details as an administrative review item and the applicant return with additional details on the porch and columns.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the analysis as findings, and approve the proposal for the windows, siding, and trim, however, defer the door details to Staff as administrative review, and return with the details on the porch, railing, and columns to the Commission".

MOTION: Jensen

SECOND: Sundell

There was discussion on a potential amendment but the original amendment was not changed.

MOTION: Carried

New Business

B. 1735 Jefferson (Union Depot/Warehouse)

Ms. Tnie Cook read the staff report which follows:

Constructed in 1911, the Blake, Moffitt & Towne Building (Tacoma Biscuit and Candy Company) was used for paper products storage and sales; various warehousing tenants occupied the space and since the 1970s, the Old Spaghetti Factory restaurant.

The current proposal is to replace the existing non historic awnings including the entrance awning with business logo on the front elevation storefront. The four blue fabric awnings will be replaced matching in kind with the exception of the new black color. The center entrance awning will be replaced with an extended (i.e. extended an additional 4'6" over the sidewalk area) canopy section with pole columns as shown in the photo and design plans. The new entrance canopy has a rounded shape along with the business logo. The attachment method is shown on the plan view; the existing awnings are bolted into the building along the entrance columns.

The nomination references the historic storefront marquee and its removal in the 1970s or earlier and replaced with a series of awnings as shown in the photos (See photos with unknown dates which may be from the 1940s; in addition photos from 1970 and 1996).

Standards to be considered:

Union Depot/Warehouse Historic Special Review District Guidelines

6. **Awnings.** Awnings have been a traditional addition to the facades of buildings within the districts and shall be encouraged within the districts as a functional exterior feature. All awnings shall be compatible with the historic character of the buildings and shall be based in design upon historic counterparts. They shall also:

- a. Reflect the shape and character of the window openings;
- b. Be, or appear to be, retractable in the form of historic awnings;
- c. Constructed with canvas-like fabric rather than high gloss in texture;
- d. Not be back-lit or translucent;
- e. Be in colors and/or patterns which complement the building and have basis in the historic record;
- f. Be attached to the buildings in a manner which does not permanently damage the structure or obscure significant architectural features.

7. Signs

c. Messages and Lettering Signs.

(1) Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.

d. 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.

Analysis to be considered:

1. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to buildings as well as streetscapes and right of ways per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.

2. *Applicable guidelines for consideration of this application include: Guidelines for building design and streetscape improvement review in the Union Depot-Warehouse Historic District, specifically Guideline #6 regarding Awnings and #7 regarding signs.*

3. The existing awnings have been installed on the building storefront since the 1970s when the storefront was altered. The previous marquee was removed either at that time or in a previous alteration.
4. The in-kind replacement of the existing four non historic awnings matching the design and material are exempt from review with the exception of the color; however the replacement black color is a traditional color, which appears to meet *Union Depot-Warehouse Historic District Guideline #6, Awnings*, specifically, for “...*be in colors and/or patterns which complement the building...*”
5. The proposed new entry canopy is a new design and will project an additional 4’6” over the sidewalk area.
6. The proposed new design of the canopy appears to nearly enclose the window area, which may meet *Union Depot-Warehouse Historic District Guideline #6, Awnings*, a. specifically, to “*Reflect the shape and character of the window openings...*”
7. The new canopy is proposed in a traditional color and fabric material, which appears to meet *Union Depot-Warehouse Historic District Guideline #6, Awnings*, c., *Constructed with canvas-like fabric rather than high gloss in texture*, and e, “*Be in colors and/or patterns which complement the building...*”
8. The proposed attachment method appears to use the existing canopy’s holes for attachment, thus, not increasing the number of holes in the building, thus the awning/canopy meets *Union Depot-Warehouse Historic District Guideline #6, Awnings*, f., “*Be attached to the buildings in a manner which does not permanently damage the structure or obscure significant architectural features*”. The awning/canopy covers the holes and does not damage the building further with additional penetrations, pending confirmation by the applicant at the meeting. The column posts will be attached in the sidewalk area.
9. The proposed logo sign on the canopy appears to match the existing logo sign and meets *Union Depot-Warehouse Historic District Guideline #7*. Signs, c, (1), specifically for, “*The use of pictorial symbols or logos is encouraged*” and, d. 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*”. The logo letters are a light color on a black background.

Staff recommended adopting the above as findings and approval of the project by the Commission.

There was discussion on the holes in the sidewalk for the 3 ½ inch poles and the potential to change the solution for the attachment method for the new awnings.

There was a motion:

“I move that we, the Landmarks Preservation Commission, approve the analysis as findings, and approve the proposal for the new awnings, however, defer the final attachment solution be reviewed by Staff”.

MOTION: Sundell
SECOND: Jensen
MOTION: Carried

C. 1011 North K Street (North Slope)

Staff Tonie Cook presented information including photos on a request for removal of a nonhistoric fixed picture window and replacement with either a wood clad or vinyl clad window in a casement style in which photos of the existing window and estimates and specification sheets were shown to the Commission. Staff explained the emergency request because of the limited amount of LPC meetings during the 4th quarter of 2011, whereby the property owner is asking consideration of the proposal by the Commission.

There was a motion:

"I move that we, the Landmarks Preservation Commission, delegate to Staff the review of the proposed removal and replacement of the front elevation second story non historic picture window at 1011 N K Street".

MOTION: McIntire

SECOND: Sundell

MOTION: Carried

The meeting was adjourned at 5:55 p.m.

BACKGROUND

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer

BLANK PAGE

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtele
Ken House
Jonah Jensen
Megan Luce
Ha Pham
Pamela Sundell
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator

draft



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: November 9, 2011

LPC /11

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

Commission Members in Attendance:

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtele
Ken House
Megan Luce
Ha Pham
Pamela Sundell

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

Caroline Swope, Reverend Gary Wyatt

Commission Members Absent:

Commissioners Jonah Jensen and Duke York

Chair Mark McIntire called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioner Jonah Jensen was excused.

2. PUBLIC HEARING – NOMINATION TO THE TACOMA REGISTER OF HISTORIC PLACES

NOTES ON GENERAL ORDER

Chair Mark McIntire opened the public hearing and presented the hearing instructions.

Ms. Tonie Cook delivered notes on general order for nominations to the Tacoma Register of Historic Places.

The Tacoma Register listing will follow procedures defined in 13.07.050, and will consist of a minimum of two separate Commission meetings. The initial meeting was on January 26, 2011, and the Commission determined that the property met the threshold criteria in the ordinance for age and integrity and scheduled a public hearing and comment period; at which, the public may enter comments for the record. 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 Tacoma Municipal Code lists six criteria for designation in Chapter 13.07.040.

The purpose of this hearing is to receive public comments regarding the nominated property, and to determine if the property meets one or more of the six nomination criteria in the City Ordinance. The Commission may elect to leave the record open until the next regular meeting, or, if no additional comment is warranted, take action on the nomination following public testimony.

A. 901 South 10th Street (Swedish Mission Tabernacle)

Ms. Cook continued with the staff report.

Constructed in 1909, the nomination states, "...the structure is a superb example of a Beaux-Arts Neo-Classical building, a form uncommon in Tacoma's churches...". A 1954 major remodel included the addition of mid-century stained glass windows, two east entrances' poured concrete steps, and new oak pews; during the remodel, a one story with full basement was added to the west of the original sanctuary; in addition, written documentation noted the original skylit dome has since been covered.

Standards to be considered:

The property is nominated under the following Tacoma Register Criteria:

A. Is associated with events that have made a significant contribution to the broad patterns of our history; *"The building is associated with the original Scandinavian, ethnic immigrants that helped form the hilltop neighborhood",*

B. Is associated with the lives of persons significant in our past; the nomination states: *"...it [the building] is associated with the well-known Tacoma architectural firm of Heath & Twitchell"*

C. Embodies 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; as described in the nomination, *"...the structure is a superb example of a Beaux Arts Neo-Classical building, a form uncommon in Tacoma's churches"*

F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

The nomination states, *"...the structure due to its size and physical characteristics is an established and familiar feature of the hilltop neighborhood"*

This is a nomination for the exterior of the existing buildings, including the 1954 addition.

The Commission voted to forward this property for public comment and additional consideration on October 12, 2011, finding that it appears to meet the Landmarks designation criteria in 13.07.040.

Staff recommended that the nomination be forwarded with recommendation for listing to the City Council. Staff also recommended that the LPC decision specify that the 1954 addition be included in the designation.

There was no public comment.

The public hearing was closed.

Commissioner Ha Pham complimented the owners for bringing forth the nomination.

There was a motion:

*"I move that the Landmarks Preservation Commission recommend to City Council that **Swedish Mission Tabernacle**, be included on the Tacoma Register of Historic Places, including the exterior of the existing buildings at **901 South 10th Street**, finding that it meets Criteria A, B, C and F of TMC 13.07.040."*

MOTION: Pham
SECOND: Sundell
MOTION: Carried

Mr. Reuben McKnight stated that the property owner would be notified when the nomination was scheduled at a future city council meeting.

3. BOARD BUSINESS / PRESERVATION PLANNING

A. Design Guidelines Review – It was noted the Design Review Guidelines Committee would report at a future meeting.

B. Bylaws and Inventory Review

Mr. Reuben McKnight described the proposed amendments that were included with the Staff Report. He stated the amendments were consistent with the recent Tacoma Municipal Code amendment. A public hearing and action on the amendments would be scheduled for the December 2011 Commission meeting.

There was a brief discussion on consistency of the local and national registers' inventory status of the North Slope properties regarding the categories of historic contributing, historic noncontributing, and noncontributing.

C. Officer Nominations

The Commission did not establish a special committee for nomination of officers that is scheduled for December per the Bylaws.

The meeting was adjourned at 5:36 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer

BLANK PAGE

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtele
Ken House
Jonah Jensen
Megan Luce
Ha Pham
Pamela Sundell
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator

draft



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: December 14, 2011
Location: 747 Market Street, Tacoma Municipal Building, Room 248

LPC /11

Commission Members in Attendance:

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Megan Luce
Marshall McClintock
Ha Pham
Pamela Sundell
Duke York

Staff Present:

Reuben McKnight
Tonie Cook
Chris Storey
Sue O'Neill

Others Present:

Caroline Swope, Aubrey Price, Donna Price,
Tracy Stromberg, Richard Hartlage, Jennifer
Weddermann

Commission Members Absent:

Commissioners Ken House, Ed Echtele and Jonah Jensen

Chair Mark McIntire called the meeting to order at 5:01 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Ken House and Jonah Jensen were excused.

B. Meeting Minutes

The Meeting Minutes of August 10, 2011, August 24, 2011, September 14, 2011 and September 28, 2011 were approved as written.

2. PUBLIC HEARING – Amending the Rules and Regulations (Bylaws)

Mr. Reuben McKnight presented the Notes on General Order, including the following:

The Landmarks Preservation Commission will hear public comments today regarding the annual amendment to the Rules and Regulations of the Tacoma Landmarks Preservation Commission per procedures defined in TMC 13.07.120. The Commission reviews the proposed changes to the Rules and Regulations and conducts a public hearing to receive comment on the proposed changes.

The Landmarks Preservation Commission Bylaws may be amended annually by vote at the first meeting of December. However, if any changes are proposed to the Design Guidelines, the Commission will conduct a public hearing per TMC 13.07.120. The references to Design Guidelines in the Bylaws, requires this public hearing.

Mr. Reuben McKnight noted the following proposed amendments were reviewed at the November 9, 2011 Commission meeting.

Page 3: V. Meetings Procedure, A. Regular Meetings: *reference to meeting site location*;
Page 3: V. Meetings Procedure, B. Public Hearings: *reference to public hearing location*;
Page 6: VI. Regular Meeting Business, C. Name Changes: *reference to new policy adoption of Res. #38091*;
Page 6: VI. Regular Meeting Business, D. Design Review: *reference to new code TMC 13.05*;
Page 8: XII. Amending the Rules and Regulation; A. General Changes; B. Design Guidelines. *to include TMC 13.07.120 and reference to new public hearing requirement when changes occur to Design Guidelines.*
Page 10: Section II, Review Procedures; II, Other Review Polices, A. Variances, *to include TMC 13.05.046, and include reference to new historic and conservation districts*;
Page 13: Section III, Historic District Rules and Policies, 1. Design Interpretations, Special Policies and Resolutions; D. *to include Wedge Neighborhood in the title of this Section thus, North Slope Historic District and Wedge Neighborhood design guidelines interpretations.*

Changes to the Appendix of the North Slope Historic Special Review District Inventory includes the following:
511 N K Street property status from contributing to noncontributing
1915 N Steele St; noncontributing text was previously omitted; changed to include "noncontributing"

Chair Mark McIntire opened the public hearing and closed the public hearing as there were no comments.

There was no discussion.

There was a motion:

"I move that we, the Landmarks Preservation Commission, accepts the amendment to the Rules and Regulations as presented"

MOTION: Maddox
SECOND: Sundell
MOTION: Carried

3. SPECIAL PRESENTATION - Historic Tacoma

Caroline Swope presented an update on Historic Tacoma and asked questions about the Historic Preservation Plan and implementation activities.

4. NAME CHANGES – PRELIMINARY REVIEW

Mr. Reuben McKnight read the notes on general order for the preliminary review of proposed name changes on public property, which follows: The Commission may make recommendations regarding name changes to existing municipally owned property pursuant to City Council Policy 38091 on Place Names and Name Changes and is included in Tacoma Landmarks Preservation Commission Rules and Regulations (Bylaws). A copy of the full policy is enclosed.

The scope of the name changes' policy includes buildings, structures, real property and rights of way "...including, under certain circumstances, streets" per the Landmarks Preservation Commission Bylaws

The initial procedures for considering name change requests must be in writing and may be submitted by any Tacoma resident, property owner, or City Official. The request must include specific items including such items as

maps, common usage names, nicknames, topographical landmarks, area photos, overview of public outreach and endorsements. The entire description of the requirements is listed in the enclosed copy of the policy.

Upon receipt of the request, the Commission shall review the proposal and if the request is considered complete, the Commission may schedule a public hearing following its normal public hearing procedures. The Commission may defer the request per the submittal of additional information outlined by the Commission. If no action is taken to schedule a hearing within 60 days, it is considered denied. The Commission may also vote to deny the request. If there is no action or the request is denied, the Commission shall not consider the request for the period of one year. The Mayor may, for any reason, direct the Commission to reconsider its action.

Following the public hearing, there shall be a mandatory 30 day comment period. After the close of the comment period, the Commission shall review the testimony and written comments, and write findings based on the criteria contained within this policy, and forward a recommendation to the appropriate City Council Committee for further consideration.

A. Renaming South Cheyenne Street to Clay Huntington Way

A letter forwarded by Mayor Marilyn Strickland, from Doug McArthur and Tony Anderson representing the members of Tacoma Athletic Commission, requests the renaming of a portion of South Cheyenne Street from the corner of 19th to the entrance of Cheney Stadium to Clay Huntington Way. In addition, a letter of support for this proposal was submitted by Mayor Strickland.

The letters describe Clay Huntington's contributions, including, "*Clay Huntington was one of the founders of the Tacoma Athletic Commission... [and] Tacoma-Pierce County and Washington State Sports Hall of Fame[s]. He was a popular Tacoma sportscaster for more than 50 years and became the owner of KLAY, the only local station still broadcasting local high school and college sports*". The letter highlights when, "*...in 1960, he teamed with Cheney to return professional baseball to the City of Tacoma as the Tacoma Giants and Cheney Stadium, was built. Mr. Huntington also "...formed "Friends of Kids Baseball" and convinced Heidelberg to fund the construction of Heidelberg Park complex in 1957*".

Criteria to be considered.

The City Council Policy on Name Changes is included with the Staff Report.

Analysis to be considered.

1. Pursuant to Council Resolution 38091, the Landmarks Preservation Commission reviews and makes recommendations to City Council on name change requests.
2. No existing buildings or facilities are named for Clay Huntington, so the proposed name change would not cause confusion or duplication (Criterion 7.1).
3. For reasons stated in the request letter, Mr. Huntington was instrumental in bringing AAA baseball to the City of Tacoma and establishing Cheney Stadium. The road to be renamed after Mr. Huntington is the primary access to Cheney Stadium. Therefore, the proposed name is deeply tied with the purpose and history of the immediate area (Criterion 7.2).
4. Mr. Huntington passed away in June 2011 (Criterion 8.1).
5. Clay Huntington was a founder of Tacoma Athletic Commission and Tacoma-Pierce County Hall of Fame and Washington State Sports Hall of Fame. He was a popular Tacoma sportscaster for more than 50 years and became the owner of KLAY, the only local station still broadcasting local high school and college sports". "In 1960, he teamed with Cheney to return professional baseball to the City of Tacoma as the Tacoma Giants and Cheney Stadium, was built. Mr. Huntington also "...formed "Friends of Kids Baseball" and convinced Heidelberg to fund

the construction of Heidelberg Park complex in 1957.” Thus, Mr. Huntington appears to be a significant person in Tacoma’s athletic history (Criteria 7.4 and 8.2.b).

6. The section of South Cheyenne Street to be renamed is not connected to any other part of South Cheyenne (the section included in the proposal begins at South 19th Street and terminates at the entrance to Cheney Stadium). Thus the naming will not alter or disturb the existing street system or grid (Criterion 8.3.a).
7. The request has been circulated to affected departments (Criterion 8.3.b).
8. All of the adjacent property is publicly owned – either by Metro Parks or the City of Tacoma. There are no street addresses fronting the affected section of road (Criterion 8.3.c).

Staff recommended scheduling the name change for public testimony at a hearing on January 11, 2012.

5. DESIGN REVIEW

OLD BUSINESS

A. 1401 N 5th Street (North Slope Historic Special Review District)

Mr. Reuben McKnight summarized the background on this proposal as follows:

On October 26, 2011, the Commission approved the proposal by a new property owner, to make specific exterior improvements on the property, delegated the front door design to review by Staff, and requested the applicant to return to the Commission for review of the front porch design matching the time period and style of the house.

The proposal for the porch design includes the deck, composite balustrade, composite columns and painted wood steps. He highlighted enclosed photos and specification sheets.

Standards to be considered.

North Slope Special Review District Guidelines

#4. Sense of Entry. Goal: Emphasize entrances to structures. Entrances should be located on the front facade of the building and highlighted with architectural details such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

#6, Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles, or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

Analysis to be considered.

1. The home on the property is historically significant as a contributing structure in the North Slope Historic District; it was constructed in 1895. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places.

2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building including new construction per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.
3. The Commission approved proposals including emergency measures in 2010 and 2011. On October 26, 2011, the new property owner received approval on windows, siding, corner boards, and trim, and deferred the porch, steps, balustrade pending submittal of a detail design plan.
4. The proposed front elevation porch design does not match the original porch and second story deck with railing which may or may not appear to meet the North Slope Historic District Guideline #4, Sense of Entry, specifically, for, *“Emphasize entrances to structures. Entrances ... highlighted with architectural details such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street”*. However, it is intended that the proposed front door and wood steps would allow access to the residence. The addition of an entry and stairs may be considered an improvement to restore an entry to the façade.
5. The proposed front porch columns and railing system is composite and the steps are painted wood which appear to be compatible with the appearance of the surrounding buildings thus meeting North Slope Historic District Guideline #6, Exterior Materials, specifically, for, *“ Use compatible materials that respect the visual appearance of the surrounding buildings...”*

Staff recommended approval of the above as findings and approval of the proposal by the Commission, pending review of the design plan.

Discussion included whether the proposal was a temporary or permanent porch project (i.e. the design does not match the original full-width porch and second floor deck) and if the Commission's approval should be a temporary approval, the owner Ms. Price, noted the issue of budget on this project within the context of the entire rehabilitation project. Further discussion was on the intent of the proposal, to provide an entry within the budget of the owner with a design close to the era and style of the home.

There was a motion:

“I move that we, the Landmarks Preservation Commission, approve the proposal as presented at 1401 N 5th Street”

MOTION: Sundell
SECOND: York
MOTION: Carried

Mr. Reuben McKnight noted the written approval would be forthcoming.

B. 2102 South C Street (Union Station Conservation District) – Tacoma Holiday Inn Express

Mr. Reuben McKnight read the Staff Report into the record as follows. He also noted the project representatives were not available to attend this meeting.

On July 14, 2010 the Commission approved the design plan for construction of a new hotel building located in the Union Station; the approval action included demolition of the existing structure. At that time, Staff provided key elements of the 2008 adopted Downtown Element of the Comprehensive Plan regarding the Prairie Line because of the potential changes to the project design based on integration with the Prairie Line. It was noted that while these items are not within the Commission's standards and criteria for consideration contained in TMC 13.07, they were presented for the Commission's information, as they may ultimately affect the project design.

Mr. Don Johnson, Architect, DJ Architecture, submitted the enclosed letter, dated December 5, 2011, and describes the proposed design changes for integration of the Holiday Inn Express building with the Prairie Line Trail. The proposed items are listed below and copies of the 2010 design plans are enclosed for reference:

- South Wall: This wall will be hidden by an adjacent building; material is concrete, which will be painted.
- West Wall: Brick Veneer
- Parking Garage Wall: Cast in place concrete
- The wall will be painted an earth tone color
- The garage wall has openings on the trail, which will be further embellished with applied steel framework trellis and climbing plants.
- The trellis & plantings will provide additional greenery & serve to transition and soften adjacent walls.
- Numerous guest room windows are visible from the trail...provide the pedestrian a connection with the residential character of the hotel.
- Because of the geometry of circular garage ramp, a natural "pocket park" can be provided on the southwest corner of the building. This area fitted out w/benches and planters. Could have a local artist sculpture installed here (no private money).
- Landscaping along the west façade (trees/shrubs) to correspond with the landscaping along the trail.

Excerpt from the Staff Report for the July 14, 2010 LPC Meeting

The recently adopted Downtown Element of the Comprehensive Plan (2008) contains specific language regarding the Prairie Line Multi-Use Trail, including design recommendations and policies regarding shadowing and massing. These policies have not been adopted into the Regulatory Code, but as a part of the Comprehensive Plan may affect the project design as it proceeds through the SEPA review process. Notable elements include:

3. *New buildings adjacent to the Prairie Line should be set-back from the existing r.o.w. Uses such as cafes, porches, and loading docks may be located within the set-back. Buildings fronting the Prairie Line should contain one or all of the following:*
 - *A porch-like outlook*
 - *Balconies*
 - *Public/ Private open space*
 - *Seating areas*
 - *Retail or cafes*
 - *Workshops or loading docks*

The Prairie Line should be considered a 'sunlight access priority area' where there are restrictions on shadowing by development. Buildings adjacent should mitigate bulk and volume through appropriate siting, and the use of significant transparency to complement the trail.

Mr. Reuben McKnight described the specific location of the Hood Street parking garage elevation, which was proposed for replacing the brick with painted concrete and showed an area with amenities, including benches, planters, pocket type park area; he noted there would be no structural changes to the building. He further explained this was a material cost issue and in exchange, the proponent will make improvements to acknowledge the presence of the proposed Hood Street Prairie trail.

The Commission discussed the amount of wall space of the proposed painted concrete versus the approved brick material. They noted that painted concrete would be a significant downgrade in the quality of the building, but the savings in material costs subtracted by the cost of the landscaping upgrades seems minimal for a very negative effect on the building"

In addition, the Commission was unclear whether parts of the proposal as rendered appeared to involve property that is not under Hotel Concepts' control.

There was a motion:

"I move that we, the Landmarks Preservation Commission, deny the amendment to the previously approved brick exterior material"

MOTION: Maddox

SECOND: York

MOTION: Carried

NEW BUSINESS

C. Pacific Avenue Streetscape (Old City Hall Historic Special Review District)

Mr. Reuben McKnight introduced the project, summarized the previous briefings to the Commission on proposed streetscape improvements in the area of the Old City Hall Historic Special Review District. The proposed improvements included streetlights, catenary lighting, and rain gardens, sidewalks, and pavers..

Mr. Richard Hartlage, AHBL, presented the updated design on the proposal.

The Commission discussed the design, including Pendo lights, paint streetlight poles, sidewalk materials, raingardens, street furniture, catenary lighting. It was noted the balancing act for streetscapes, including the installation of furniture and other improvements with needs of pedestrians.

Audience member Mr. Michael Sullivan noted the sign ordinance and tree placement with signage placement, and reconciliation with the deisgn guidelines and missing canopies which are entitled to return to the buildings.

Audience member Roger Johnson noted the Gingko trees are coated with a sticky material.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the Pacific Avenue Streetscape Project Phase I, proposed design elements, including items as streetlights, catenary lighting, rain gardens and specifically recommended Pendo lighting as an option"

D. 1501 Pacific Avenue (Sprague Building)

Mr. Reuben McKnight summarized the recent activity on the approved sign by the Commission and the omission of artwork review because the building permit did not require review on the artwork proposed on the side elevation. The contractor stopped work on the artwork installation until the Commission could be informed about the proposal.

The artwork will be installed on the lower section of the south elevation at a three to four feet in depth, and below the lowest nonhistoric windows as shown in the design plans.

Standards to be considered.

Secretary of Interior's Standards for Rehabilitation

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.

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 to be considered.

1. Constructed in 1888-189, the Sprague property at 1501 Pacific was designed by Tacoma Architects James Pickles and Albert Sutton. The Sprague Building is listed on the Tacoma, Washington State and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to buildings per TMC 13.05.046, prior to those changes being made, by virtue of its status as a City Landmark.
3. In November 2011, the Commission approved a sign on the corner of the Pacific Avenue/South Elevation near the proposed artwork.
4. The historically significant Sprague building is highly visible in a prominent location on Pacific Avenue; although the south elevation is secondary to the more primary Pacific Avenue elevation, it is highly visible.
5. The only other proposals for intentionally installed objects on landmark buildings have been proposals for cell antennas on rooftops and mechanical equipment, including in the brewery district, the Old City Hall Historic District and individual landmark buildings within the City. In addition, banners were approved in the Union Station Historic District. In these cases, the Commission considered the proposal's location, its visibility, the scale and spatial relationship that characterize the building and environs.
6. However, as an art installation, it differs from typical sign or rooftop installations.
7. The art is located on a secondary elevation and is clearly a modern feature, meeting Secretary of the Interior's Standard for Rehabilitation #9, "*The new work will be differentiated from the old...*"
8. The method of installation will be field determined to avoid brick faces and attach in mortar joints, meeting Secretary of the Interior's Standard #10.

Staff recommended approval of the proposal.

Ms. Jennifer Weddermann, Wedderman Architecture, discussed the proposed attachment in the mortar joints, which will be determined in the field, due to the complexity of the design.

Commissioners discussed their concern for precedence for installing artwork, an accessory, onto historic buildings; no historic material would be damaged, the attraction of the side elevation to that new main entrance, the project is reversible, and the site was a secondary facade and was a parti-wall originally to the former Tacoma Hotel building.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the installation of the proposed artwork with attachment in the mortar joints on the lower section of the south elevation as shown in the design plan"

MOTION: Sundell

SECOND: Maddox

MOTION: Carried (4-yes; 2-no)

6. BOARD BUSINESS

- A. Mr. Reuben McKnight Noted the November 16 ARC meeting report was included in the Staff Report for information only.
- B. The Commission suspended the business of the officer nominations until January 2012.

The meeting was adjourned at 7:16 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer



Tacoma Athletic Commission

Dedicated to Sports & Civic Betterment

Mayor Marilyn Strickland
City of Tacoma
747 Market Street
Tacoma, WA 98402

July 5, 2011

Dear Mayor,

In recent weeks Tacoma has lost one of its “all-time” citizens, Clay Huntington. Among other things he was one of the founders of the Tacoma Athletic Commission, fresh out of Lincoln high school. He also founded the Tacoma-Pierce County Sports Hall of Fame and the Washington State Sports Hall of Fame. He was a popular Tacoma area sportscaster for more than 50 years and became the owner of KLAY radio, the only local station still broadcasting local high school and college sports. He also served his community as a Pierce County Commissioner.

When it came to helping youth and sports in Tacoma, Clay Huntington, along with Tom Cross and Ben Cheney, clearly stand among the tallest of any men or women in our history.

His first love was baseball and he was the talk of the town as the Tacoma Tigers “play-by-play with Clay” in the 1940s. His enthusiasm for the game led to two of the most significant projects in the city’s history near South 19th and Tyler.

One occurred in 1960 when Huntington teamed with Cheney to bring professional baseball back to our city as the Tacoma Giants and a new ballpark, Cheney Stadium, was built in record time to meet the terms of becoming a new Pacific Coast League franchise.

The other was the development of the neighboring Heidelberg Park complex in 1957 to house the amateur and youth baseball teams of our city. Clay formed an organization called “Friends of Kids Baseball” and convinced Heidelberg to fund its construction.

Prior to that, Huntington and Cross had mortgaged their homes to keep the old Tiger Park intact for local baseball teams to use following the departure of the Tigers professional franchise.

It is probably appropriate to say that local baseball could have disappeared during that time for lack of adequate facilities had the Huntington to Cross to Cheney “triple play” not been turned.

Cheney has his name on a Stadium and Cross on a street in Spanaway but we think Huntington deserves similar recognition and feel that we have found the “perfect” place to provide a fitting memorial to Clay’s many civic accomplishments.

Page 2
Huntington

We are suggesting that the City of Tacoma rename south Cheyenne street from the corner of 19th to the entrance of Cheney Stadium ... CLAY HUNTINGTON WAY.

Since there are no homes whatsoever on that stretch of Cheyenne it would seem to us that it would not create any opposition whatsoever and it certainly would be a most appropriate location to honor Huntington for his remarkable dedication to both amateur and professional baseball.

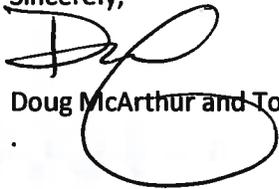
There is no question that Heidelberg would never have been a facility for youth and adult amateur teams if not for Huntington's salesmanship in 1957 and there is no arguing his role in returning professional baseball to our city in 1960.

How appropriate if the road leading into both facilities would become Clay Huntington Way!

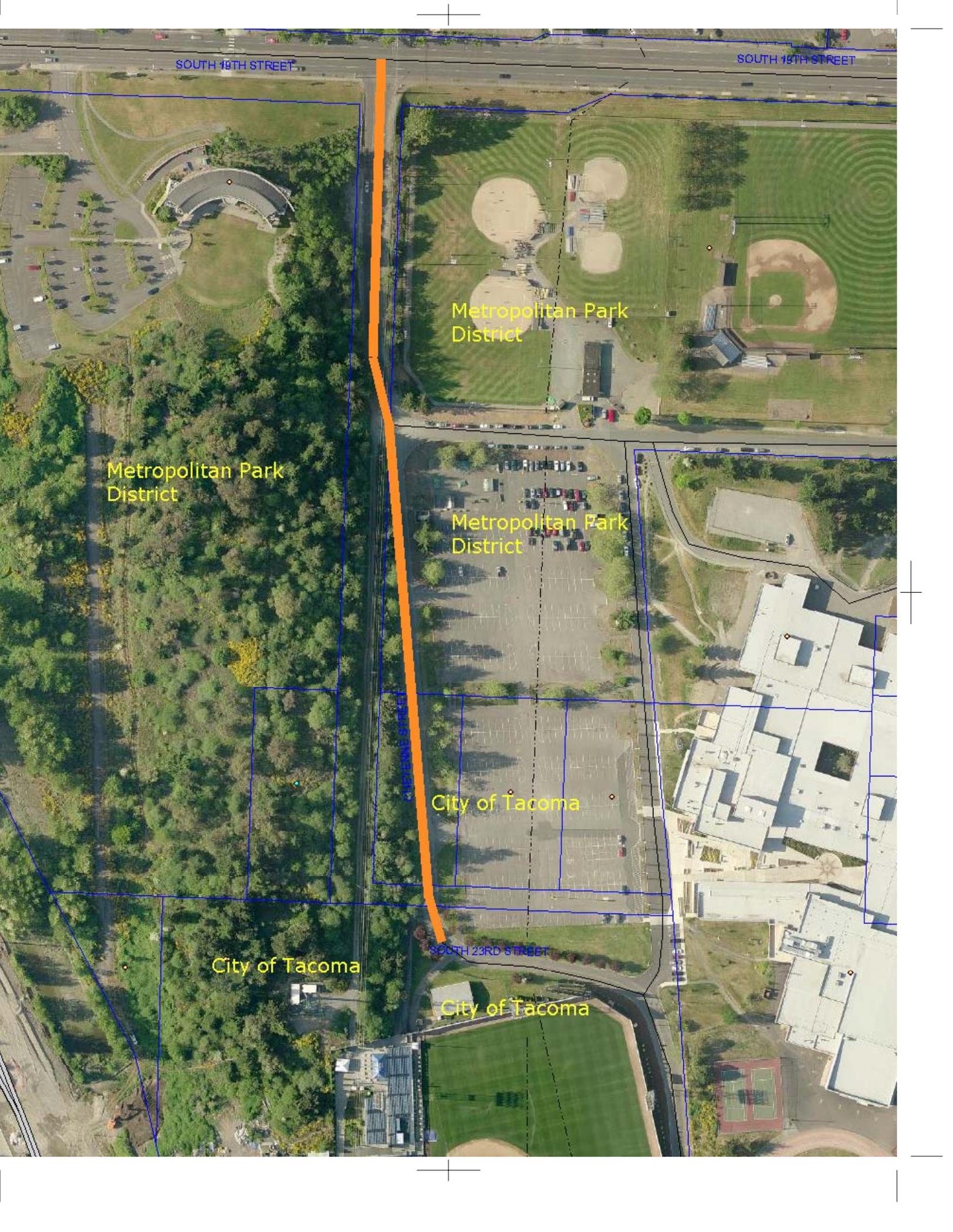
We trust that you would share our enthusiasm and rightfully recognize a man who truly cared for the very people for whom those two sports venues exist.

Thank you for your consideration. We look forward to a positive response.

Sincerely,



Doug McArthur and Tony Anderson, on behalf of Tacoma Athletic Commission members



SOUTH 19TH STREET

SOUTH 19TH STREET

Metropolitan Park District

Metropolitan Park District

Metropolitan Park District

City of Tacoma

City of Tacoma

SOUTH 23RD STREET

City of Tacoma



Entrance to the 1900 Block of South Cheyenne Street from South 19th Street, looking south.



Traveling south on South Cheyenne Street.



Traveling south on South Cheyenne Street. Foss High School is in the background, upper left. The parking lots visible in the immediate left are owned by Metro Parks.



Looking south. Cheney Stadium is in the background. Cheyenne Street terminates at the curve ahead (where it becomes South 23rd Street). The parking lots on the left are owned by the City of Tacoma for the stadium.

BLANK PAGE

Comments/letters received
through January 5, 2012

Renaming Request: Clay Huntington Way



City of Tacoma

Mayor Marilyn Strickland

October 24, 2011

Landmarks Preservation Commission
City of Tacoma
747 Market Street
Tacoma, WA 98402

Dear Commission Members,

I am writing to express my support of renaming a portion of South Cheyenne Street from the corner of 19th to the entrance of Cheney Stadium to Clay Huntington Way.

Clay Huntington was one of the founders of the Tacoma Athletic Commission. He also founded the Tacoma-Pierce County Sports Hall of Fame and the Washington State Sports Hall of Fame. He was a popular Tacoma sports broadcaster for more than 50 years and became the owner of KLAY radio, the only local station still broadcasting local high school and college sports.

His first love was baseball and his enthusiasm for the game led to two of the most significant projects in the city's history near South 19th and Tyler. One occurred in 1960 when he teamed with Cheney to bring professional baseball back to our city as the Tacoma Giants and a new ballpark, Cheney Stadium, was built.

The other was the development of the neighboring Heidelberg Park complex in 1957 to house the amateur and youth baseball teams of our City. He formed an organization called "Friends of Kids Baseball" and convinced Heidelberg to fund its construction.

There is no question that Heidelberg would never have been a facility for youth and adult amateur teams if not for Huntington's support and there is no arguing his role in returning professional baseball to our City.

I have looked at the map and the criteria for the City Council and Landmarks Preservation Commission to consider this request and fully support it.

Sincerely,

A handwritten signature in blue ink that reads "Marilyn Strickland". The signature is fluid and cursive.

Marilyn Strickland
Mayor



November 29, 2011

Honorable Mayor Marilyn Strickland & Tacoma City Council Members
City of Tacoma
747 Market St.
Tacoma, WA 98402

Dear Mayor Strickland & Members of Council,

At the November 14, 2011 Park Board Meeting the Commissioners voted unanimously to support the endeavor of the Tacoma Athletic Commission to rename a portion of Cheyenne St. to Clay Huntington Way.

Mr. Huntington was truly an iconic civic and athletic leader in our community for decades. As I'm sure you are aware Clay played an integral part with a number of other civic leaders, along with the Cheney family, who were instrumental in building Cheney Stadium and bringing professional baseball back to Tacoma in 1960. He also assisted with the development of youth baseball in Tacoma by forming the "Friends of Kids Baseball" group and leading fundraising efforts for the Heidelberg baseball complex, securing Heidelberg Brewery as the major funder. Of course many of us remember the legendary "Play-by-Play with Clay" which will forever be the voice of athletics in Tacoma.

Clay Huntington's efforts continue to touch the lives of so many of us that have grown up in Tacoma and will continue to provide benefit to future generations. This gesture of recognition is the least we can do to honor such a wonderful man who made so many contributions to our City.

Sincerely,

A handwritten signature in cursive script that reads "Lawrence E. Dahl".

Lawrence Dahl, President
Board of Park Commissioners

Board of Park Commissioners:
Larry Dahl
Erik Hanberg
Krystal Kyer
Aaron Pointer
Tim Reid

METROPOLITAN PARK DISTRICT OF TACOMA

RESOLUTION NO. R84-11

**SUPPORTING THE RENAME OF SOUTH CHEYENNE STREET FROM THE
CORNER OF 19TH TO THE ENTRANCE OF CHENEY STADIUM TO
CLAY HUNTINGTON WAY**

WHEREAS, the Tacoma Athletic Commission has requested support to rename South Cheyenne Street from the corner of 19th to the entrance of Cheney Stadium to Clay Huntington Way

WHEREAS, the community wishes to honor Clay Huntington as a civic and athletic icon, and

WHEREAS, Clay Huntington founded the Tacoma Athletic Commission, Tacoma-Pierce County Sports Hall of Fame & the Washington State Sports Hall of Fame, and

WHEREAS, Mr. Huntington began radio broadcasts known as "Play-by-Play with Clay" for the Tacoma Tigers in the 1940's and would continue his local broadcast for 50 years, and

WHEREAS, professional baseball was brought back to Tacoma in the 1960s due to the efforts of Clay Huntington and the Cheney family

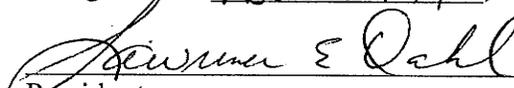
WHEREAS, Clay Huntington was instrumental in the development of youth baseball in the City of Tacoma and formed "Friends of Kids Baseball", and was actively involved in having Heidelberg fund construction of youth ball fields, and

WHEREAS, the community lost a Tacoma Baseball Legend in the summer of 2011 with the passing of Mr. Huntington at the age of 89, no therefore be it;

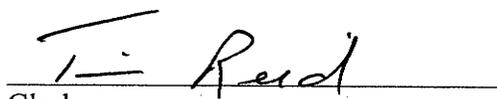
RESOLVED, that the Board of Park Commissioners support the request by the TAC to the City of Tacoma to support to rename of South Cheyenne Street from the corner of 19th to the entrance of Cheney Stadium to Clay Huntington Way.

The foregoing resolution was adopted by the Board of Commissioners of the Metropolitan Park District of Tacoma at a regular meeting held on November 14, 2011.

ATTEST:


President


Secretary


Clerk

City of Tacoma

Policy on Place Names and Name Changes

SECTION 1: PURPOSE OF THIS POLICY

1. In the event that the City of Tacoma wishes to confer a specific name on a municipally owned property or street, the following policy is adopted.
2. The criteria contained within this policy should also be followed in reviewing or preparing the City of Tacoma's official comments or recommendations to State, Federal, and/or intergovernmental boards taking actions regarding geographic names, naming, or renaming.

SECTION 2: SCOPE OF THIS POLICY

1. This policy affects municipally owned property only.
2. The following types of municipally owned property are included within the scope of this policy (referred to hereafter as "property"):
 - a. Buildings and structures, including overpasses, bridges and viaducts
 - b. Real Property, including open spaces and parks
 - c. Rights of Way, including under certain circumstances, streets
3. The process and criteria for naming or renaming municipally owned properties described in this policy do not apply to the following types property:
 - a. Historically registered properties for which a name has been indicated on a nomination form and accepted for use on a historic register, including property on the Tacoma, Washington State, or National Registers of Historic Places

Public art installations that have been commissioned and/or accessioned with a title that serves as the name of the piece.

SECTION 3: INITIAL PROCEDURES FOR CONSIDERING NAME CHANGE REQUESTS

1. Requests for name changes to existing property may be submitted by any Tacoma resident, property owner, or City official. Such a proposal shall be made in writing to the Landmarks Preservation Commission and include:
 - a. Map illustrating the area affected by the proposal
 - b. Any existing place, street or facility names that would be affected
 - c. Any common usage names or nicknames for the area or its elements, including topographical landmarks
 - d. Representative photographs of the area
 - e. An overview of any public outreach or support received for the proposal to date, including media coverage and meetings; and
 - f. A statement of the criteria in this policy that apply to the request, and how the proposal meets these criteria.
 - g. A summary of any public outreach conducted to date, including to neighborhood associations, Neighborhood Councils, Business District Associations, and commercial property owners' groups. This may include any statements of support or endorsement received. Applicants are encouraged to seek public support prior to submitting a request for name changes.
 - h. A description of any plans for interpretive measures to be taken by

the sponsor if the naming request is approved, including signs, interpretive panels, or markers.

2. The Landmarks Preservation Commission, upon receiving such a request, shall review the proposal for completeness at its next available Commission agenda.
3. If the request is considered complete, the Commission may take action to schedule the request for a public hearing following its normal public hearing procedures.
4. If more information is required, the Commission shall defer scheduling of the request and describe to the proponent what information is needed to complete the request.
5. If no action is taken to schedule the request for a public hearing within 60 days of the first consideration of the request, it is considered denied. The Commission may also vote to deny the request.
6. If the Commission denies the application by vote or by failure to act, the Commission shall not consider the request for the period of one calendar year.
7. If the Commission denies a request, the Mayor may, for any reason, direct the Commission to reconsider its action.
8. Following its public hearing, there shall be a mandatory 30 comment period.
9. After the close of the comment period, the Commission shall review the testimony and written comments, and the criteria contained within this policy, and forward a recommendation to the appropriate City Council Committee for further consideration.

SECTION 4: INITIAL PROCEDURES FOR CONSIDERING NAMING REQUESTS FOR NEW NAMES

1. For new or unnamed City-owned properties, the City Council may make a new naming request directly to the Landmarks Preservation Commission.
2. When so directed, the Landmarks Preservation Commission shall publicly solicit ideas for naming new facilities, except where otherwise indicated in this policy.
3. Such a call for proposals shall minimally take the form of a press release, website posting, and distribution of an announcement to the Commission's mail and electronic distribution lists. The call for proposals shall state a timeline for submission and review, as well as the criteria for naming contained in this policy.
4. The purpose of the solicitation is to develop a broad array of ideas, and to encourage community participation in the naming process.
5. While an individual may directly propose to the Landmarks Preservation Commission consideration of a particular name for a property, such a request is not required to initiate the naming process for new facilities, nor is the Commission's consideration of names limited to that proposed by an individual.
6. The naming process shall be initiated as soon as practical in the development process.

SECTION 5: PUBLIC HEARING REQUIRED

1. For both renaming requests, and names for new facilities, the Commission shall hold a minimum of one public hearing to receive comments on all naming requests.

2. Notice shall be published in the newspaper as well as sent via regular mail and electronic mail to interested stakeholders no less than 14 days ahead of the scheduled hearing.
3. Interested stakeholders include property owners and occupants within a 400' radius of the subject property, recognized neighborhood and business groups, and parties included on the Landmarks Preservation Commission's contact lists. Other groups or individuals may be contacted as well.
4. Following the public hearing, the Commission shall keep the public record open for 30 days minimum to allow for additional comment.
5. Following the close of the comment period, the comments received shall be compiled by the Commission and findings made relative to the proposal and the applicable criteria, and a recommendation made to the Council via the appropriate Council Committee.

SECTION 6: RECOMMENDATION TO CITY COUNCIL

1. Based on the findings and recommendation of the Commission, the City Council Committee, at its discretion, may accept, modify, reject or remand the recommendation of the Commission, or may recommend to the full Council that an additional public hearing should be held.
2. If the Council Committee finds that the Commission should reconsider the proposal due to errors in application of criteria or procedure, or if relevant factors were not considered, the Council Committee may remand the decision for further consideration.
3. If the Commission recommendation is accepted, a resolution will be prepared with

a sponsor, incorporating the Commission's recommendation.

4. Otherwise, if the Commission recommendation is modified or rejected, the Council Committee may send an alternative proposal to full Council as a sponsored resolution.
5. In all cases, the City Council will have the prerogative of accepting or rejecting the proposal.
6. The City Council shall approve or disapprove of any naming or renaming action by resolution.
7. Once a name has been officially approved by the City Council, changes should be strongly discouraged.

SECTION 7: CRITERIA FOR THE CITY COUNCIL AND LANDMARKS PRESERVATION COMMISSION TO CONSIDER

The City Council and Landmarks Preservation Commission shall use the following criteria when considering proposals to name or change the name of a public facility or building.

1. To avoid duplication, confusing similarity or inappropriateness, the Commission, in considering name changes, shall review existing building and facility names.
2. Context and geographical location. Sites and facilities should be given names that directly reflect or are contextually related to the history of the site.
 - a. Common usage names that have developed over time shall be favored. Facilities may be given official designations based on common usage by residents of an area, such as topographical features, nearby schools, or historical plat names.

- b. Names of features indicated on general usage maps for fifty years or more (National Register age criteria) should only be changed under exceptional circumstances.
- 3. Natural or Geological Features. Names may be based on distinctive, predominant and defining natural or geological features of an area.
- 4. Historical Significance. A facility may be given a name based on historical significance if it meets one of the following criteria:
 - a. The name is associated with a historically significant event or for events reflecting broad patterns of Tacoma's history
 - b. The name is associated with the lives of persons of citywide significance in Tacoma's past; or
 - c. The name reflects a distinctive architectural or engineering achievement
 - d. The name is related to an existing or proposed registered historic property or district.
- 5. Contributions. New facilities may be named for an individual or organization if that individual or organization has made a significant direct property or monetary contribution to the City of Tacoma, consistent with the City's relevant acceptance policies, a for purposes of developing that particular building or facility, and the naming is a stipulation of the donation.
- 6. Portions of a facility may have another name than that of the entire facility or features may be dedicated to or in honor of a person such as "Tide Pool – Cecil Brosseau" and "Owen Beach" at Point Defiance.

**SECTION 8: SPECIAL CRITERIA
CONSIDERATIONS**

- 1. Individuals. Except where otherwise indicated, facilities and public property ordinarily shall not be named for living individuals.
- 2. Streets. Official renaming of existing streets, in general, is discouraged except when:
 - a. A naming effort is part of a larger, coordinated and planned effort involving multiple streets or blocks; or
 - b. Proposals to rename existing streets for individuals may be considered for those persons that have a broad, regional or national significance that is generally recognized by Tacoma residents
- 3. Street Renaming Requirements.
 - a. Renaming of existing streets shall only occur at existing shifts in the street grid or where there are clear topographical or geographical shifts in the grid.
 - b. The City Real Property Services Division, Public Works Traffic Engineering, Community and Economic Development Buildings and Land Use Service Division, and the Law Enforcement Support Agency shall be given a copy of any street naming request prior to the scheduling of a public hearing on the matter.
 - c. A signed petition of 51% by linear frontage of the affected property owners in support of the renaming must be solicited and submitted by the proponents of the renaming prior to consideration by the City. Such a petition shall be implemented at the sole expense of the proponent(s); however, the City may provide a list of affected taxpayers of record.

4. Street Renaming Alternatives.

- a. Organizations are encouraged to consider alternatives to street renaming requests for the commemoration of individuals or organizations. For example, interpretive plaques at key locations on buildings or sites, or where appropriate, in sidewalks or other visible pedestrian areas.
- b. In some cases, an "Honorary Street" designation may be given to certain sections of existing streets to commemorate the lives of important community members. A commemorative street blade sign may be mounted below the official street name for a defined length of the street, if approved, at the expense of the applicants. "Honorary designations" of streets may be considered as requests for renaming of facilities.
- c. For "Honorary Street" designations, the City shall develop and provide a standard sign specification for approved requests.