

Members

Ken House, *Chair*
Edward Echtle, *Vice Chair*
Katie Chase
JD Elquist
Jonah Jensen
Megan Luce
Daniel Rahe
James Steel
Duke York

Ross Buffington, *Wedge Neighborhood Ex-Officio*
Marshall McClintock, *North Slope Ex-Officio*

Staff

Reuben McKnight, *Historic Preservation Officer*
Tonie Cook, *Landmarks Coordinator*



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: May 8, 2013

LPC 50/13

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

Commission Members in Attendance:

Ken House *Chair*
Edward Echtle, *Vice Chair*
Ross Buffington
Katie Chase
JD Elquist
Jonah Jensen
Megan Luce
Marshall McClintock
Daniel Rahe
James Steel
Duke York

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

David Bonewitz, Bekah and Dustin Osterhaus
Jim Friesz, Kevin Kudo-King, Kirsten Murray, Stephanie
Stebich, Melissa McGinnis

Commission Members Absent: N/A

Chair Ken House called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Meeting Minutes

The meeting minutes of January 9 and 23, March 13 and 27, and April 10 and 24, 2013 were approved.

2. NOMINATIONS – FINDINGS AND RECOMMENDATIONS

A. Nominations to the Register of Historic Places

Chair Ken House recommended the full staff report be noted in the minutes as the nomination was previously read into previous meeting records.

i. Cobblestone and Brick Streets (700-1000 Blocks of N 9th, 10th and 11th Streets)

Summary of the Cobblestone and Brick Streets nomination, includes: the previous meeting records on the background, previous meeting discussions, Tacoma Register Criteria, effects of the designation, summary of public comments, and including the public hearing conducted on April 10, 2013; and review of the several options to recommend designation, denial or deferral of the designation.

There was a motion:

*"I move that we, the Landmarks Preservation Commission recommend to City Council that the **700-1000 Blocks of N 9th, 10th and 11th Streets** be included on the Tacoma Register of Historic Places, finding that they meet Criteria A, C, E and F of TMC 13.07.040."*

MOTION: Chase
SECOND: Luce
MOTION: Carried

ii. Kellogg-Sicker and H.C. Pochert Buildings (1110-12 and 1114-16 Martiin Luther King, Jr. Way)

Chair Ken House recommended the full staff report be noted in the minutes as the nomination was previously read into previous meeting records.

Summary of the Kellogg-Sicker and H.C. Pochert Buildings nomination, including the previous meeting records on the background, previous meeting discussions, Tacoma Register Criteria, effects of the designation, summary of public comments including the public hearing conducted on April 10, 2013, and review of the several options to recommend designation, denial or deferral of the designation.

There was a motion:

"I move that the Landmarks Preservation Commission recommend to City Council that the Kellogg-Sicker and H.C. Pochert Buildings (1110-12 and 1114-16 Martin Luther King, Jr. Way), be included on the Tacoma Register of Historic Places, finding that they meet Criteria A, B and C of TMC 13.07.040."

MOTION: York
SECOND: Luce
MOTION: Carried

B. LANDMARK BOUNDARY CHANGE – FINDINGS AND RECOMMENDATIONS

i. 1239 E 54th Street (J.M. Hendrickson Homestead)

Chair Ken House recommended the full staff report be noted in the minutes as the nomination was previously read into previous meeting records.

Summary of the J.M. Hendrickson Homestead request for boundary change on the original designation, noting the background, previous meeting discussions, effects of the boundary change, summary of public comments including the public hearing conducted on April 10, 2013, and reviewed the several options to recommend approval, denial or deferral of the boundary change.

There was a motion:

*"I move that the Landmarks Preservation Commission recommend to City County that **1239 East 54th St / J.M. Hendrickson Homestead landmark boundary change** be approved; the modification would retain the buildings onto one parcel as the landmark property and segregate the remaining parcel outside the landmarks designation boundary."*

MOTION: Rahe
SECOND: York
MOTION: Carried

C. National Register Nominations

i. **5801 Trolley Lane (Point Defiance Streetcar Station or Pagoda)**

Mr. Reuben McKnight presented the staff report on the Pagoda's nomination to the National Register of Historic Places, including the Commission's responsibility as a Certified Local Government to comment on the listing prior to consideration by the State Historic Preservation Office. He explained the Commission may (1) recommend to the SHPO listing on the National Register of Historic Places, (2) may recommend against listing on the National Register of Historic Places, or (3) may decline to make any recommendation. If the Commission and City Council recommend against listing on the National Register, the nomination process is halted. However, if either the Commission or Council vote to support the nomination, it will proceed.

Mr. Reuben McKnight described the seven standards met for national Register listing, including: Location, Design, Setting, Materials, Workmanship, Feeling and Association. He noted the criteria under which the Point Defiance Streetcar Station is nominated:

A: Property is associated with events that have made a significant contribution to the broad patterns of our history.

C: Property 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 lack individual distinction.

Point Defiance Streetcar Station is being nominated for its association with broad patterns of history, specifically, in the development of transportation, and as a good local example of both Asian and Arts & Crafts style of architecture.

Mr. Reuben McKnight explained the effects of the designation, as follows:

Listing on the National Register of Historic Preservation provides recognition of a property's significance in history, architecture, engineering or archaeology. It does not place restrictions on the use, maintenance or alterations to a property; nor does it obligate a government entity to maintain or restore a property. However, it does provide some protection for the property if a future project affecting the property using Federal funds or with Federal oversight is undertaken under the National Historic Preservation Act.

Staff recommended the Commission, representing the CLG of Tacoma, recommend designation to the Washington Advisory Council on Historic Preservation.

Ms. Melissa McGinnis, Metro Parks' Historic and Cultural Resource Manager, presented the nomination of Point Defiance Streetcar Station or Pagoda, which was completed in 1914, including its contribution to the development of the transportation network of Tacoma, its Asian-inspired and Arts and Crafts designs representing the work of Tacoma architect Luther Twichell, and retaining its integrity despite the damage caused by a 2011 arson fire; changes occurred in secondary spaces in the basement.

Commissioner Duke York complimented the Commission's recent tour of the Pagoda led by Ms. Melissa McGinnis. She noted the receipt of the 2013 State of Washington Historic Preservation Officer Award.

There was a motion:

"I move that we, the Landmarks Preservation Commission, adopt the analysis as findings and recommend designation of the property at 5801 Trolley Lane, Point Defiance Streetcar Station or Pagoda to the Washington Advisory Council on Historic Preservation."

MOTION: York

SECOND: Jensen

Commissioner Marshall McClintock asked Ms. Melissa McGinnis on the plan to nominate the property to the Tacoma Register of Historic Places. She replied that it is the next project after this national nomination process.

MOTION: Carried

3. DESIGN REVIEW

A. 1701 Pacific Avenue (Tacoma Art Museum)

Mr. Reuben McKnight read the staff report into the record, as follows:

Built in 2003, Tacoma Art Museum is located in the Union Station Conservation District, and is adjacent to the Union-Depot Warehouse Historic Special Review District, which is listed on the Tacoma, Washington and National Registers of Historic Places. Although the Tacoma Art Museum building is a contemporary building, because it is located within the Union Station Conservation District, the proposed addition must be approved by the Commission prior to permits being issued. The original 2003 construction was reviewed by the Commission (**minutes attached**). The authority of the Commission is limited to the exterior appearance of new construction and additions to existing buildings in the Conservation District.

On April 24, 2013, the Commission was briefed on the proposed project to construct an addition on the south elevation of the existing Tacoma Art Museum building. The purpose of the addition is for new gallery, lobby, service and mechanical spaces. In addition, the east elevation elevator will be replaced with a new elevator and entrance. At that meeting, the Tacoma Art Museum team demonstrated, through renderings and slide show, how the screens, selected materials and colors, glazing, new entrances, and exterior sculptures will function in an effort to open the Tacoma Art Museum to the street.

April 24 meeting comments from Commissioners included:

1. The massing of the existing building is significantly improved; the color, materials and scale appear to provide symbiotic relationship.
2. Concern was expressed with the rear parking lot: it lacks architectural screening elements, and also presents safety and security in that area
3. The Commission requested the submittal of a greater level of plan detail and size of openings along the Pacific storefront. The Commission noted that the new clear glazing provides transparency on Pacific and that the screening is movable according to lighting conditions, which was not readily discernible from the rendered drawings.
4. The Commission requested a rendering of the proposal at night.
5. The proposed planters along Pacific may appear to be a barrier; however, the intention is to buffer the street and the building.
6. The Commission noted that the color of the building in the renderings appears darker than the bronze color sample circulated at the meeting.
7. The close proximity of the addition to the iconic Union Station building was noted.

The Commission requested the following additional information for their final review:

1. Submit a rendering at night;
2. Submit greater level of plan detail including the size openings on the Pacific storefront and the east elevation.

Mr. Reuben McKnight explained that the application was ready for final review pending the submittals requested by the Commission at this meeting and, the next meeting is scheduled for May 8, 2013.

Action requested of the Commission: Approval of application for a proposed south elevation 18,000 square foot addition to the existing building, including the removal of the Plaza and features, and replacement with new plantings and seating; construction of a screened main entrance on the existing building on Pacific Avenue and, replacement of the existing east elevation elevator with a larger elevator and entrance.

Standards to be considered:

The Design Guidelines for the Union Depot-Warehouse Historic District/Union Station Conservation District apply, as does "Section 3: Historic District Rules and Policies" of the Commission Bylaws, regarding the application of the guidelines for exterior materials (p. 13). Both documents are included in the packet.

Analysis to be considered:

1. The existing building and proposed location of the addition is within the Union Station Conservation District, and therefore, new construction and additions to existing buildings requires the review and approval of the Landmarks Preservation Commission per TMC 13.05.047, prior to any permits being issued or construction activity occurring.
2. Guidelines for consideration of the proposal include *Union-Depot-Warehouse Historic District/Union Station Conservation District* and Section 3, *Historic District Rules and Policies*, Commission Bylaws.
3. The original 2003 construction was reviewed and approved by the Commission. Because this is an addition to a contemporary building within the Conservation District, the design guidelines do not necessarily apply in all categories. The Union Station Guidelines provide for the Commission to use discretion on a case by case basis when applying the guidelines.
4. Height: The maximum height proposed on the new building addition is 75'8" from the east (lower parking lot elevation) and approximately 20' high from the Pacific elevation, which is well within guidance on height found in the *Union Depot Design Guideline #1*, Height, specifically, for, "...No new buildings constructed in the districts shall exceed 85 feet in height..." The intent of the guideline is to prevent buildings from blocking views to the Union Station dome and diminishing its visual prominence. The application meets this guideline.
5. Scale: The design guidelines define scale as the overall comparative relationship between a building and the neighboring construction, as well as the relationship between individual elements within the façade. The design guidelines refer to "basic blocks" as being 50 feet wide, 100' deep and four stories tall. Because this is an addition to an existing contemporary building, which has been designed to be subservient to both the existing building at the surrounding buildings, this guideline is not applicable. In addition, historically there was not a structure along this slope, and thus, it is not a typical infill construction.
6. Materials/color. The guidelines state that the predominant material in the district is masonry, such as brick, granite and terra cotta. The predominant materials proposed on the existing building's modifications include aluminum and metal; painted steel and Richlite are proposed for the addition; the palette color is simple and limited, including clear glazing, aluminum, and bronze. The proposal for the exterior building materials and colors appears to meet the *Historic District/Union Station Conservation District* and Section 3, *Historic District Rules and Policies*, and Commission Bylaws on contemporary buildings. 2. "*Exterior Materials: Contemporary building materials for new construction, such as glass, steel, concrete and masonry have been determined to be acceptable for the district*". The bronze colored Richlite material has the tone and texture of a traditional material.

7. Storefronts. The design guidelines encourage street level retail and storefronts that are consistent in scale between buildings. The proposal includes a mix of clear wall glazing, metal and clear glazing storefront wall panels and composite panels. Because the addition is designed to focus pedestrian traffic to the main entry of the existing building, and because it is a gallery space, this guideline is not applicable. There are no storefronts or retail entrances on either side of the proposed addition.
8. A painted steel canopy and supports, and aluminum grill screen are proposed along the Pacific Avenue elevation. Metal entry canopies in the District have been approved by the Commission; the proposed canopy structures appear to be suitable for the contemporary existing building and new addition.
9. Massing: the addition's massing is low, linear and horizontal, which emphasizes both the existing museum and Union Station.
10. Views. The guidelines state, "All new construction in the Union Station District should be designed to preserve *existing views and vistas. Of particular importance are views of Commencement Bay, Mount Rainier, and Union Station*" The proposed design preserves views of the Union Station Dome, the primary architectural element in the district.

Staff recommended adoption of the above analysis as findings and approval of the proposal by the Commission, pending the review of the plan details, including the size openings, on the Pacific Avenue storefront and details on the east elevation and night rendering of the proposal, which will be presented at this meeting.

Mr. Jim Friesz, Architect with Olson Kundig introduced Kevin Kudo-King, also with Olson Kundig; David Bonewitz, Tacoma Art Museum representative; Kirsten Murray, Olson Kundig principal and partner, and Stephanie Stebich, Tacoma Art Museum Executive Director.

Mr. Jim Friesz presented elevation views of the proposal, including inspirational aspects of the materials selected, rationale for various elements including the screens necessary for protection; arrival/drop off site's landscaping; and highlighted the seating area below the canopy, new street trees, public gathering space under the canopy which is at "civic scale", exterior art locations, view of Pacific Avenue and the pedestrian scale canopy for arrival; rear hillside elevation and lobby arrival area; and night rendering that was requested by the Commission. Mr. Jim Friesz noted the high canopy is where the new and old buildings come together.

The Commission asked about exterior light, which is planned for locations in the planters and the exterior art areas; it was added that the interior light and reflective light in the canopy will also provide lighting.

Mr. Jim Friesz presented a large hardcopy printed image to portray the actual size of the screen, noting it will mostly be in the open position to present the museum to the outside.

He continued by discussing the existing rear wall, stating there is no current problem with anyone climbing the wall and there is no need to add screening on the walls, since the proposal does not change the ability to climb the walls. He added, the wall is covered in ivy which is so aggressive, it will continue to grow.

It was noted that services of a security consultant will be used to ensure the building and surrounds are safe for the public and visitors to the museum.

It was explained that the Richlite material was selected based on relating materials to Tacoma's history to lumber and paper, Mr. Friesz described the access to the view of Mount Rainier with the new addition.

Chair Ken House asked about the focal point of the Museum with the awning. Mr. Friesz stated a goal for this addition is to open the museum to the public, including the covered civic canopy area; the additional outdoor gathering area will provide program space with outside seating and space, such as, for school children eating their lunches; the south end will help fill the gap between the museum and court building inviting interest in accessing

the Museum's program.

Commissioner Jonah Jensen offered comments on the design, specifically, it is an appropriate addition with approximately 1,000 square feet of storefront behind the screens, appreciating the layering of the screen and holding visible interest that opens up the gallery.

Commissioner Megan Luce complimented the design; the amended renderings and additional detail presented including the full scale screen mock-ups helps to address her previous reservations on the proposal.

Commissioner James Steel thanked the presenters for addressing the security concerns and recommended the integration of signage with the screen for an appropriate location for permanent signage for a sophisticated appearance of the building and improved wayfinding to the City.

Commissioner Katie Chase stated her appreciation for the night rendering showing the transparency of the screen open to the art inside. Ms. Stephanie Stebich provided clarification on the art which will be sculptures on pedestals located along the hallway.

Commissioner JD Elquist noted his role in serving on the Arts Commission and liaison to the Landmarks Preservation Commission, and offered his compliments to the addition, which provides a needed vibrancy to the downtown by connecting to the other areas of the downtown and inviting the public to the Museum because of the new open design.

Chair Ken House asked about the lighting schedule of the Museum. Ms. Stephanie Stebich provided clarification that interior lights are turned on in the morning and off at midnight.

Chair Ken House stated he cannot find the proposal significantly or negatively impacting the Union Depot/Warehouse Historic District and cannot comment on the design because it is not an historic building.

Commissioner Duke York reflected on the proposal as well as noted his recent review of the guidelines and expectation of approval on the proposed design; he offered his comment on historic buildings located in the Union Depot Historic District, which provides a warm, historical feeling. He commented that the new renderings presented at the meeting helped to soften the more contemporary design.

Ms. Stephanie Stebich summarized comments on the current design and noted the interior works well for a museum; she described specific features of the proposal and its larger context of relating to surrounding properties, including the Tacoma Dome and Union Depot Historic District.

Ms. Kirsten Murray discussed the exterior features such as, the large wheels and sliding screens, which may provide a warmth and interaction not found in contemporary buildings.

Commissioner Steel commented on the design and pedestrian experience, which provides an improvement to the urban setting and contribution overall to the experience of downtown.

Commissioner JD Elquist talked about quiet history, the many historic buildings in the city and the addition of this more contemporary design for transition.

Commissioner Ross Buffington commented on the future artwork planned for the exterior of the building and other, previous presentations to the Commission on proposals for art, which may help connect the historic aspect of the area and proposed addition's design.

Ms. Stephanie Stebich noted that new art will be commissioned for the building.

There was a motion.

"I move that we, the Landmarks Preservation Commission, adopt the staff as final, and approve the application for the south

elevation , sq ft addition includifgn the plaza and features, screening on the main entrance and replacement of the east elevation with larger elevation entranc.

MOTION: Echtle
SECOND: Steel
MOTION: Carried

Mr. Reuben McKnight stated the decision will be issued in writing in the next few days, and land use review staff will be notified of the approval by the Commission.

4. DESIGN REVIEW

A. **1419 North 8th Street (North Slope)**

Ms. Tonie Cook read the Staff Report into the record as follows:

Built in 1922, this bungalow is a contributing property located in the North Slope Special Review District. The current proposal is to modify the existing garage to accommodate the addition of a deck onto the roof of the flat garage which is located on the side yard of the corner lot; a deck railing, upper posts and pergola, and stairs are part of the proposal.

In 2010, the property was approved to enclose the rear porch with recommendation to waive the 3-foot setback requirement due to site constraints. No permits or a setback variance were ever issued. The current scope of work does not include this work which the property owner confirmed that this side-rear porch will not be enclosed.

The owner will present photos of sample baluster system and the garage door, which is also proposed for replacement; the owner also confirmed the decking will most likely be cedar.

Action Requested: Approval of the proposed side elevation rooftop deck, railing and pergola; and repair to the existing and new new stairs for access to the deck.

Standards to be considered follows:

Guidelines for the North Slope and Wedge Neighborhood Historic Districts

Guidelines for Porches

Replace missing porches with designs and details that reflect the original design, if known. Avoid adding conjectural elements. Photographic or other documentary evidence should guide the design of replacement porches. Where this is unavailable, a new design should be based on existing original porches from houses of similar type and age.

Guidelines for Additions

Additions should be sensitively located in a manner that minimizes visibility from primary rights of way. Where this is not possible, the design should respect the style, scale, massing, rhythm, and materials or the original building.

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 1922. 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 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The 2010 approval by the Commission to enclose the rear porch is not part of the current proposal.
2. The proposed change will be visible from the primary right of way; however, because the house is on a corner lot that is small, it is not possible to locate the deck on a non-visible elevation. The new deck is proposed for the side of the house, which is a secondary elevation, and the materials proposed are consistent with existing conditions and a traditional material palette; therefore the deck appears to meet guideline # 8, which reads in part *"Additions should be sensitively located in a manner that minimizes visibility from primary rights of way. Where this is not possible, the design should respect the style, scale, massing, rhythm, and materials of the original building."*
3. The existing garage is leaking with evidence of deterioration; it will be removed and rebuilt in the existing footprint and dimensions and existing vinyl siding. The proposed wood material for the decking, railing, posts, pergola system, gate, landing and all stairs and handrails appears to be compatible with the overall style and material of traditional railing systems, thus meeting Guidelines for Additions #3.
4. Sample photos of the proposed railing and garage door will be provided at the Commission meeting.
5. The location of the addition to the deck is not highly visible, thus meeting Guidelines for Additions #3.

Staff recommended approval of the analysis as findings and recommended approval of the proposal by the Commission.

Ms. Bekah Osterhaus explained that the purpose for adding the deck onto the roof of the detached garage is to provide space for outdoor use on the property since there are no back or sideyards. The proposed cedar deck railing will have 10-6'X6' posts interspersed with alternating 2X2 and 2X4 balusters, faced with 1X4s, on three sides of the garage roof.

Ms. Bekah Osterhaus circulated a copy of the 7'X12' garage door showing the design;she confirmed the pergola will be three-sided and 12 inch in depthand the membrane is not selected for the garage roof.

It was confirmed that the overall elevation is 17' high on the garage side and twinkle type lights will run along the three-sided pergola; a building permit is required and thus design review at the Commission level; the work is removable and reversible.

Commissioner Marshall McClintock who is North Slope Ex-Officio stated that the project appears to be a detached garage replacement with the addition of the pergola and railing, which is minimal change.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the proposal at the property located at 1419 North 8th Street"

MOTION: York
SECOND: Jensen
MOTION: Carried

Ms. Tonie Cook explained that the written decision will be issued within the next few days and if a permit is needed earlier, staff is available to sign the permit.

6. BOARD BRIEFING

A. Tacoma Totem Pole

Staff and Commissioner JD Elquist presented the current status of the Totem Pole based on adhoc committee discussion which included the Arts Administrator, Historic Preservation Officer and Shaun Peterson and Commissioner Elquist. Vice Chair Ed Echtle noted his absence from the adhoc discussions and talked about the cultural aspects of the Pole. He stated that he was in agreement the Totem Pole is not well crafted but in the period of its initial construction, there were not many traditional carvers. He offered, the story to include is the context of the people who did carve it and may have done so without purely financial reasons.

There was discussion on analysis that includes restoration options as well as allowing further decay of the pole.

7. BOARD BUSINESS / PRESERVATION PLANNING

A. Historic Preservation Month

Commissioners discussed the Historic Preservation Month activities scheduled for May..

The meeting was adjourned at 7:37 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer