Members
Duke York, *Chair*
Katie Chase, *Vice-Chair*
JD Elquist
Chris Granfield
Jonah Jensen
Lysa Schloesser
James Steel
Jeff Williams

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

Staff
Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Historic Preservation Coordinator

Tacoma

MINUTES

Landmarks Preservation Commission
Planning and Development Services Department

Date: August 13, 2014
Location: 747 Market, Tacoma Municipal Bldg, Conference 248

Commission Members in Attendance:
Duke York *Chair*
Katie Chase, *Vice Chair*
Chris Granfield
Ross Buffington
Marshall McClintock
Lysa Schloesser
James Steel
Jeff Williams

Commission Members Excused:
Jonah Jensen

Commission Members Absent:
JD Elquist

Staff Present:
Reuben McKnight

Others Present:
Sharon Winters
Ben Ferguson
Brett Santhuff
John Hickman
Denise Smith
Peter Grant
Clarita Grant
Jane Jason
Todd Wilfred
Zack Elliot
Dan Rosner
Jeanne Natta
Ben Mauk
Pat Clark

Chair Duke York Called the meeting to order at approximately 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

B. Meeting Minutes:
The minutes from the meetings of 1/22/14 and 3/12/14 were approved.

C. Administrative Review
i. 1510 Tacoma Ave S (window) 8/5/14

3. PUBLIC HEARING – NOMINATIONS TO THE TACOMA REGISTER OF HISTORIC PLACES

A. Schools
i. McKinley Hill Elementary (3720 McKinley Avenue)
ii. Oakland Elementary (3319 South Adams Street)
iii. Hoyt Elementary (2708 North Union)

Mr. Reuben McKnight cited the procedural notes and read the staff report.

BACKGROUND
This is a multiple property nomination for three Tacoma School District properties, as follows:

- McKinley Hill Elementary School (3720 McKinley Avenue)
  McKinley Elementary was designed by noted school architect Frederick Heath and constructed in 1908 with additions in 1910 and 1957. The 1957 addition is not included in the nomination.
- Oakland Elementary School (3319 South Adams Street)
  Oakland Elementary School was designed by the noted architectural firm of Heath and Gove, and was constructed in 1912 with a 1958 addition. The addition is not included in the nomination.
- Hoyt Elementary School (2708 North Union Street)
  Hoyt Elementary School was designed by nationally known Tacoma architect Robert Billsbrough Price and constructed in 1957.

The buildings are nominated under the following criteria:

A. *Is associated with events that have made a significant contribution to the broad patterns of our history;*
B. *Is associated with the lives of persons significant in our past;*
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;*
F. *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City; as a visually unique building due to its architectural style and character in the industrial area.*

McKinley Hill Elementary; Oakland Elementary; Hoyt Elementary were forwarded for Public Hearing on July 9, 2014.

EFFECTS OF NOMINATION

- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.

STANDARDS

The threshold criteria for Tacoma Register listing are listed at 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

1. Each school structure meets the age and integrity threshold criteria. McKinley was constructed 106 years ago, Oakland, 102 years ago, and Hoyt is 57 years old. Hoyt Elementary School is an intact example of economical midcentury design and construction using innovative materials and techniques intended to reduce costs and facilitate speedy construction. McKinley has been substantially modified; of the three nominated schools, the 1958 addition to McKinley is the most intrusive to the original structure, obscuring a significant portion of the front lower elevation. However, it appears that most of the character defining elements on the building are intact despite the addition. Oakland Elementary likewise has a significant addition on its north elevation, which is a secondary elevation. The primary massing and front elevation are intact.

2. The schools meet Criterion A as they are associated with the development of Tacoma and the history of education in the city.

3. The schools meet Criteria B, C, and F as they were each designed by a significant architect and represent a distinctive architectural style representative of specific periods of school construction. They are all established and familiar visual features of the neighborhood and city.

RECOMMENDATION
The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, if no further public comments are received, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

B. **2500 N Lawrence (private residence)** **Sharon Winters, owner**

BACKGROUND

2500 North Lawrence Street, also known as the Shaw House, is a Queen Anne influenced early 20th century single family residence in the North End. It was constructed in 1901 for Reverend William E. Cowden, Superintendent of
Missions for the Northwest for the Church of Christ, and remodeled by occupant and architect Stanley T. Shaw. Its proposed significance is associated with Shaw and his occupancy from 1931 to 1977, during which he remodeled the house according to his architectural style.

The building is nominated under the following criterion:

B. *Is associated with the lives of persons significant in our past.*

2500 N Lawrence was forwarded for Public Hearing on July 9, 2014.

EFFECTS OF NOMINATION
- Future changes to the exterior will require approval of the Landmarks Preservation Commission prior to those changes being made, to ensure historical and architectural appropriateness.
- Unnecessary demolition of properties listed on the Tacoma Register of Historic Places is strongly discouraged by the municipal code, and requires approval of the Landmarks Preservation Commission.
- Future renovations of listed on the Tacoma Register of Historic Places may qualify for the Special Tax Valuation property tax incentive.

STANDARDS
The threshold criteria for Tacoma Register listing are listed at 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
1. At 113 years old, the property meets the age and integrity threshold criteria. The character defining elements added during the remodeling by well-known architect Stanley T. Shaw are intact on the exterior and interior. Only the north facing kitchen door and the west facing doors and windows on the porte cochere are not original or the result of Shaw's work.
2. The property meets criterion B as it is associated with Stanley T. Shaw, a significant architect.

RECOMMENDATION
The Commission may recommend designation to the City Council, deny the nomination, or defer if additional information is needed. Based upon the criteria listed in TMC 13.07.040, if no further public comments are received, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

Chair Duke York noted that the meeting was a public hearing and opened the floor for any comments from the members of the public present.

- Brett Santhuff, a local architect and member of the Pierce County Landmarks and Historic Preservation commission, commented on the nomination of Hoyt. He shared a pamphlet from when the school was built, showing that the grey building was originally a mix of vibrant colors.

- John Hickman, a resident and owner of property across the street from Hoyt Elementary, commented that the school blends perfectly with the surrounding neighborhood and has many more years of life as a public school to benefit the community.
- Sharon Winters commented in support of the three school nominations, going over the history of schools placed on the historic register. Winters also recognized Marshall McClintock's role in the nomination.
- Denise Smith commented on the school's playground and its popularity within the community.
- There was a comment in support of McKinley Hill being preserved as a historic building.
- Peter Grant commented that he was a descendent of Stanley Shaw and had attended Hoyt Elementary School. He expressed support for preserving the Shaw house and appreciation for naming the house in honor of his grandfather.
- Clarita Grant commented on having grown up within walking distance of the Shaw House and having wonderful memories of visiting her grandparents there.
- Jane Jason commented on Hoyt Elementary and its gradual deterioration, concerned that the building might be sold. She wanted to know if there was a plan for preserving the building. Mr. Marshall McClintock reported that the school district intends to continue to use Hoyt for a preschool program. She followed up with a question as to the fate of any school not added to the historic register. Mr. Reuben McKnight answered the register did not restrict the sale of a property, but provided restriction to changes that could be made.
- Todd Wilfred expressed concern about what happens to Hoyt Elementary, should it not be added to the register and also had some procedural questions. Mr. McKnight responded the Landmarks Preservation Commission votes to make a recommendation and that the City Council makes the final decision.
- There was a comment that the school district was not present, but had not shown opposition to Hoyt being added to the historic register.
- Zack Elliot commented that he was disappointed that his child would not be able to attend Hoyt. He expressed interest in preserving mid-century architecture and concern about the rate of disappearing mid-century buildings.
- Dan Rosner commented that his children attended Hoyt and supported adding the building to the register.
- Mr. Marshall McClintock commented that historic Tacoma was committed to seeing all three schools added to the register. He commented that there was widespread support amongst neighborhoods for the preservation of all three schools.

Chair York closed the hearing.

There was a motion.
"I move that the Landmarks Preservation Commission recommend to City Council that **McKinley Hill Elementary, Oakland Elementary, and Hoyt Elementary** *be included on the Tacoma Register of Historic Places, finding that they meet Criteria of TMC 13.07.040."*

Motion: Williams
Second: Schloesser

The motion passed unanimously.

There was another motion.
"I move that the Landmarks Preservation Commission recommend to City Council that **2500 N Lawrence,** *be included on the Tacoma Register of Historic Places, finding that they meet Criteria of TMC 13.07.040."*

Motion: Steel
Second: Schloesser

The motion passed unanimously.

4. DESIGN REVIEW

A. 1702 Pacific (UWT Pagni-Lenti Building) Ben Ferguson, BLRB Architects

Mr. Reuben McKnight read the staff report.

BACKGROUND

This 1892 building, at 1702-1714 Pacific Avenue, is a contributing structure in the Union Depot/Warehouse Historic Special Review District. The current proposal includes increased roof insulation, which will not be visible; replacement of the rooftop HVAC system; new grease shaft and rooftop fan, which should not be prominent; new electrical service; demolition of a party wall; ADA restrooms; a raised outdoor patio on the west elevation; new ADA ramp; the conversion of a second floor window into a patio door; and the modification of two additional windows. Only the raised patio, ADA ramp, window changes, and rooftop mechanical will impact the exterior of the building.

PREVIOUS DISCUSSIONS
During the June 11, 2014, meeting the Landmarks Preservation Commission was briefed regarding the installation of a raised seating area platform for the restaurant. At that discussion, the Commission made some of the following observations:

- The elevation facing the Prairie Line Trail is a secondary elevation
- That the raised platform seating area would not harm the character of the district and reflects the overall architectural vocabulary of the district, but is also inconsistent with the window patterning on that elevation
- The windows on that elevation are not historic, but were modified in configuration and materials in a 1980s remodel
- The Commission indicated that modification of those openings to be more consistent with the "loading dock" feel of the platform would work better for the design
- The Commission recommended "softening" the corner/northern edge of the platform

ACTION REQUESTED
Approval of the above scope of work.

STANDARDS
The Union Depot/Warehouse District Design Guidelines:

1. **Height.** The centerpiece and height benchmark for the districts is the Union Station, with its dome cap height of approximately 96 feet above Pacific Avenue. Wing parapet walls are 30 feet in height above Pacific Avenue. No new buildings constructed in the districts shall exceed 85 feet in height. In the rehabilitation of existing buildings, their existing height should be maintained and the parapets and cornices should be kept intact. Any rooftop additions, penthouses, building systems equipment, or roof-mounted structures should be set back from existing parapet walls sufficiently to conceal them from view from street level.

2. **Scale.** Scale refers to a building's comparative relationship to neighboring buildings and its fit within the districts. The typical four-story building in the districts is 50 feet wide and 100 feet deep. Two such "basic blocks" side by side are proportionally similar to the main section of Union Station and illustrate the scale and size of structural components in the districts.

Scale is also determined by the proportions of the architectural elements within the composition of the individual building facades. Exterior building facades shall be of a scale compatible with surrounding buildings and shall maintain a zero setback from the sidewalk. Window and door proportions, including the size and design of the wood sash and frame floor height, floor shapes, street elevations, and other elements of the building facades, shall relate to the scale of the surrounding buildings.

3. **Materials.** The predominant building material within the districts is masonry, including brick, granite, and terra cotta. Rehabilitation of existing buildings and construction of infill buildings shall utilize masonry as the predominant building material.

ANALYSIS

1. The building is located in the Union Depot/Warehouse Historic Special Review District, and as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.

2. Staff has requested information to be presented at the Commission meeting regarding the proposed HVAC equipment, grease shaft, and rooftop fan.

3. The window changes and patio size will be in scale with the existing building and district character. The patio will be on the rear west-facing façade.

4. The patio will be concrete, with guardrails to match UWT standards. Plants will cover the exposed concrete wall. The ADA ramp materials will also match the patio and UWT campus. The existing windows are not original; the height will be increased to meet accessibility standards. They will be sleeved with steel plates and have exposed bolt connections and aluminum windows. A storefront door will also replace one of the windows.

RECOMMENDATION
Staff recommends approval of the application, provided the HVAC system and other rooftop equipment are setback, not prominent, and are in keeping with the scale of the building and existing rooftop fixtures.

Mr. Ben Ferguson of BLRB architects introduced Jeannie Natta and Ben Mauk. He observed the they had discussed the project already at a prior meeting. Mr. Ferguson went through a slideshow showing current state of the site as well as the intended design of the project. He outlined two focal points for discussion: 1) The patio, ADA ramp, and window modifications and 2) Rooftop changes, HVAC, and other non-visible changes.

Mr. Ferguson showed a sketch of the patio noting the discussion points that the commission brought up at the previous meeting. He added that at the time it was not known that the windows were not original, but the result of a remodel in the 1980s. Ferguson moved on to discussion the patio area that was believed to have once been a loading dock. He mentioned the style of railing currently employed around UWT and that there is interest in keeping the style consistent when installing the new railing. The one difference the new railing would have would be a wood top rail that would be slightly wider. He discussed alteration to the landscape that would be intended to provide a visual improvement. The patio proposed also would include the installation of four tall vertical stanchions that could be used to string lights. The ADA ramp was designed in a manner that would not require guard rails. Lastly, he discussed squaring off the windows and showed a technical drawing of the proposal.

There was a question regarding an element in one of the slides shown asking what the lowest key note was pointing towards. Mr. Ferguson answered that at the edge of the planner strip they intended to install metal edge banding.

There was a question about the consistency of lights being placed. Mr. Ferguson answered that the original design had more lights, but he was confident in in the design firm and was certain that the finished space would be visually appealing.

There was a question as to whether the university is responsible for the two large streetlights near the west elevation. Mr. Ferguson answered that they were the responsibility of the Prairie Line Trail.

There was a question as to what material was being used on the ground adjacent to the trail. Mr. Ferguson answered that the main bike path has a particular blend of larger pavers and that off trail areas used complimentary pavers of different scales. He added that they would like to make any material on the ground look seamless.

There was a request for more detail on the concrete wall finish. Mr. Ferguson responded that it would be a medium sandblast type finish, not meant to have lots of detail or draw attention. It would be similar in detail to the walls of the Joy building.

There was some concern that the window openings did not mirror the appearance of the proposed door. The lack of trim casing on the windows and the fact that the door is wood, created a visual inconsistency. A glass door would be more visually consistent with the windows. Discussion ensued on different door and window options and various combinations.

Mr. Ferguson commented that there was no technical justification to alter the two windows at the end and that any modification would be of significant cost. He discussed issues with the height of the arches over the door and issues with finding a compromise that would comply with ADA requirements.

Mr. Ferguson moved on to discussion of the roof and changes proposed for it. He showed a picture of the current view of the roof from Pacific and called attention to the small rooftop unit. There were two main changes proposed: 1) a new rooftop unit to replace the current one which is too small and 2) a new ventilation unit. He discussed the challenges of the installation of the new HVAC unit; swapping the locations of the HVAC unit and the skylight, which will be visible from the street as the roof space would not accommodate

screening. Mr. McKnight added that the commission has a tendency against rooftop screening due to the dramatic increase in mass on the roof. Mr. Ferguson continued on to discuss the proposed VRF system which would be tall, but located at the center of the roof near the Joy building, which would minimize visibility.

There were some questions about the difference in dimensions between the current and replacement units, the details of the rooftop elevation and the height added to the VRF unit from an exhaust hood.

There was a question as to whether the signage on the Joy building would be obscured by the placement of the VRF unit. Mr. Ferguson answered that the signage is far taller than the unit would be and would not be visually obstructed.

There was a question as to whether the roof top membrane is going to be replaced. Mr. Ferguson answered that it would not be part of the current phase and patches to the membrane would be temporary. He mentioned additional work that would be done to the roof included adding insulation.

There was a comment that screening could be added to the parapet walls between the pilasters. Mr. Ferguson responded that any screening on the roof would require structural work to support it and any screening done on the parapets would alter the profile of the building. There was a comment that screening would also not be consistent with the other buildings in the area.

There was some discussion about the Pacific elevation. There were currently no changes being considered to the Pacific side, including no current plans to remove the three trees. It was observed that the tree closest to the Joy building would obscure the VRF unit.

Mr. Pat Clark specified that they needed confirmation for both of the HVAC units and locations because the VRF system is significantly more expensive and a discussion with the tenant would be needed to decide which system would be used. The tenant would be asked to pay the difference but would benefit from the added energy efficiency of the VRF system. The preferences of the commission would be a component of the conversation with the tenant and their recommendations would be considered. Some members expressed a preference for the taller unit near the joy building.

There was a request to add to the motion an administrative approval requiring the doors and windows to match, having common materiality and sight lines. There was some discussion about the doors and the windows matching and the ramifications of leaving the windows arched and only altering the door. There was a statement that the current plan to add a door was considered appropriate due the windows being altered to match the new door. The was a statement that leaving the windows arched could still be appropriate if the design for the new door was visually consistent. Mr. Ferguson commented that the schedule they were working with would not allow time to present the commission with an alternative option for the door.

There was a motion
"I move to approve the project as presented delegating the final design specifications for the openings on the Prairie Line Trail side to administrative review."

Motion: York
Second: Granfield

The motion passed.

5. CHAIR COMMENTS

None.

6. STAFF COMMENTS

Reuben McKnight commented on trivia night and thanked Chris for emceeing the event.

There was an announced that the meeting on the 27th would be cancelled.

Mr. Roger Edwards, a former member of the Landmarks Preservation Commission handed out copies of a magazine that included a short article about Tacoma.

The meeting was adjourned at approximately 7:17 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer