Members
Katie Chase
JD Elquist
Chris Granfield
Jonah Jensen
Daniel Rahe
Lysa Schloesser
James Steel
Jeff Williams
Duke York

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

Staff
Reuben McKnight, Historic Preservation Officer

MINUTES

Landmarks Preservation Commission
Planning and Development Services Department

Date: January 8, 2014
Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:
Katie Chase
JD Elquist
Chris Granfield
Jonah Jensen
Daniel Rahe
Lysa Schloesser (arrived 5:35)
James Steel
Jeff Williams
Duke York
Ross Buffington
Marshall McClintock

Staff Present:
Reuben McKnight

Mr. McKnight opened the meeting at 5:30 pm.

Mr. McKnight began the meeting by explaining that Mr. Ken House, former Chair, has left the Commission. Mr. McKnight stated that he would conduct the Roll Call and then request the Commission select an Interim Chair for the regular agenda items.

1. ROLL CALL
Present: Chase, Elquist, Granfield, Jensen, Rahe, Steel, Williams, York, Buffington, McClintock.

2. BOARD BUSINESS
A. Select Interim Chair

Mr. McKnight invited the Commission to select an interim chair according to the bylaws. Conventionally this would be a senior member of the Commission. Commissioner York agreed to serve as chair for the meeting.

Mr. York asked the Commissioners to introduce themselves since newly appointed members were present.

3. CONSENT AGENDA
A. Excusal of Absences – Chair York noted that there were no absences.
B. Meeting Minutes – Chair York noted that there were no minutes before the Commission.

4. DESIGN REVIEW
A. 615 Commerce Street (Old City Hall Historic District)

Mr. McKnight gave the Staff Report.

The City Police Stable/Annex Building was constructed in 1907 and rehabilitated in 1983 as offices. The building fronts both Commerce Street (west elevation) and Pacific Avenue (east elevation). The first floor,

which opens onto Pacific Avenue, is currently being renovated to hold the Pacific Brewing and Malting Company brewery and tasting room.

The application before the Commission is the installation of a new solid wood swing out door in an existing opening, to replace a non-historic wood roll up door, per the attached specification. The new door will be in keeping with the traditional stable door configuration and is visually similar to the original door (see staff provided elevation). The existing door dates from the 1983 renovation.

Mr. McKnight said that the action before the Commission was the approval of the removal of the non-historic garage door and replacement with a new solid wood paneled swing out door.

Mr. McKnight recommended that the Commission consider the application under the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, #6:

> "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."

Mr. McKnight summarized Staff Findings for consideration by the Commission:

1. The City Hall Stables/Annex is a contributing structure in the Old City Hall Historic District.
2. Changes that affect the exterior appearance of the building are subject to Landmarks Preservation Commission review per TMC 13.06.047.
3. The proposed door is more consistent with the historic character of the original building and appears generally consistent with the proposed 1907 design plans on file with the City.

Mr. McKnight recommended approval of the project as submitted.

There was brief discussion about the materials, painting or staining, size of door and recessed side panels, and so forth. Mr. Steve Navarro, part owner of the brewing business, answered questions.

MOTION:
I recommend approval of the new door and transom at 615 Commerce as submitted (Steel). Motion was seconded (Elquist). The motion passed.

B. 720 Pacific (Approximate) (Old City Hall Historic District)

Mr. McKnight gave the Staff Report.

This is a proposed art installation of a sculpture in the Old City Hall Historic District as a component of the Pacific Avenue Streetscape project. The installation will consist of a 48" round sculpture within an area recently resurfaced as part of the streetscape, near the pedestrian crosswalks at South 8th Street and Pacific. This installation will occur within the Right of Way and will not physically affect any historic fabric. It is part of a series of sculptures to be installed within the Pacific Avenue project area, but the only one that is within the boundaries of the historic district.

The sculptures will be cast in concrete with a color treatment of milestone. A stainless rod will connect the sculptures to the ground with an epoxy adhesive. The attachments have been designed and stamped by structural engineer Eric V. Fisher.

Final Design of the sculptures was reviewed and approved by the Tacoma Arts Commission on October 14, 2013.

Mr. McKnight said that the action before the Commission was the approval of the design concept and location of the sculpture.

Mr. McKnight recommended that the Commission consider the application under the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, #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."

Mr. McKnight summarized Staff Findings for consideration by the Commission:

1. The site is within the Old City Hall Historic Special Review District, and as such, alterations to the exterior appearance of public rights-of-way or other public spaces require the approval of the Landmarks Preservation Commission per TMC 13.05.047.
2. The proposal will not directly affect any historic structures.
3. The sculpture design was approved by the Tacoma Arts Commission on October 14, 2013.
4. If removed, the character of the district will remain unchanged.

Mr. McKnight recommended approval of the proposal as submitted.

Amy McBride, Tacoma Arts Administrator, introduced Elizabeth Conner, project artist, to present concepts and some specifics about this project and how it relates to the rest of the streetscape.

Elizabeth Conner discussed the project. "Green Flash" is the overall concept referring to the green flash that can be observed under certain conditions when the sun dips just below the horizon and the observer is on or near the water. This metaphor extends to Pacific Avenue looking toward and over the water and Tacoma itself looking toward and across the Pacific, both culturally and economically. Green seemed like an appropriate color in light of the project's origin being related to stormwater issues. Many stormwater issues have been solved with this streetscape project with the raingardens. She went on to discuss the spheres that will be on the sidewalk and outside of the raingardens.

There was some discussion of the colors to be used on the spheres as well as the architectural-design-related raised elements on the sidewalk-placed spheres. Also the locations for all six sidewalk-sited sculptures, including this one in the historic district. The smooth stucco treatment of the spheres was also discussed. The sphere fabrication has been done by local and regional artists.

MOTION
I move the LPC approve the sculpture installation at approximately 720 Pacific Avenue as proposed. Seconded. Motion by Mr. Rahe and second by Mr. Jensen. Motion passed.

5. BOARD BUSINESS

A. Officer Nominations

Mr. McKnight reported that the LPC Bylaws stated that officers shall be nominated at the first meeting in December of each year. Elections shall be held at the following meeting. New officers will assume duties at the meeting following their election.

He said that at the meeting of December 18, 2013, the Commission voted to suspend the rules and postpone the nomination of officers until the first meeting of January.

He noted that the section on Nominations and Elections is contained in the enclosed Bylaws, Section 1. Administrative Procedures.

Mr. McKnight discussed the importance and role of the Chair and, as backup, the Vice-Chair. He said it looked like it will be a busy year, but that there will be more staff support than there is now.

There was a nomination of Commissioner York as Chair.

There was some discussion about whether Ex-officio commissioners are eligible to serve as officers. The Commission discussed the issue of voting vis-à-vis ex-officio commissioners and whether an ex-officio serving as Chair would become a voting member.

Commissioner Chase offered her name forward as Chair or Vice Chair.

There was a motion to close nominations and to elect Commissioner York as Chair and Commissioner Chase as Vice Chair by acclamation. No vote needed since no other candidates on the slate.

B. Other Discussion Items

Mr. McKnight noted that there is a room conflict for next meeting due to the Charter Review Committee meeting, so LPC will meet in TMB 434 on 1/22/2014.

He also noted that the City has a couple of nominations coming into the pipeline: City Stables Building—submitted by Historic Tacoma and currently in review. Mr. McKnight said that he had not yet established a schedule for this one. Because it is owned by the City, there are some things that need to be included in a nomination when the nomination is submitted by someone other than the property owner. He also noted that there is a proposal in to create a conservation district by the West Slope neighborhood.

Commissioner McClintock reported that the Central Administration Building for Tacoma Schools is now on the national historic register. He noted that another school, McCarver, is in the process. He asked for an update on Old City Hall.

Mr. McKnight said that there wasn't much to update. He said that roofers are on the building. One side of roof is installed. The building has been (theoretically) watertight since they put the ice and water shield down, but it won't last forever without the cladding. Not sure of status on concerns related to masonry. Mr. McKnight provided a summary of the enforcement action to the Commission.

Commissioner McClintock asked about the Totem Pole.

Mr. McKnight said that he has requested a project update on that. Public Works staff is meeting on that topic in the next couple of days and said they'd give an update at that point.

Meeting adjourned at 6:27.

Submitted as True and Correct:

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Reuben McKnight
Historic Preservation Officer