

Members

Chris Granfield, *Chair*
 Katie Chase, *Vice-Chair*
 Jonah Jensen
 Lysa Schloesser
 James Steel
 Jeff Williams
 Eugene Thorne
 Laureen Skrivan
 Duke York
 Ross Buffington, *Wedge Neighborhood Ex-Officio*
 Marshall McClintock, *North Slope Ex-Officio*



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Staff

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

Date: January 28, 2015

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

Commission Members in Attendance:

Chris Granfield, *Chair*
 Katie Chase, *Vice Chair*
 Eugene Thorne
 Laureen Skrivan
 James Steel
 Ross Buffington
 Marshall McClintock
 Lysa Schloesser

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 John Griffith

Others Present:

Bill Driscoll
 Brennen Masters
 Les Tonkin
 Ryan Fuson

Commission Members Excused:

Jonah Jensen
 Jeff Williams
 Duke York

Chair Chris Granfield called the meeting to order at 5:31 p.m.

1. ROLL CALL**2. CONSENT AGENDA**

- A. Excusal of Absences
 Commissioners Jensen, Williams and York were excused.
- B. Minutes of 1/14/15

Ms. Ross Buffington commented regarding his statement on page 5 that the North Slope did not allow carports to his knowledge. After examining the North Slope guidelines, he could definitively state that carports were not allowed.

- C. Administrative Review
 - i. 1/22/15: 411 N I Street (deck)

There were no comments regarding the administrative review.

There was a motion to approve the consent agenda.

Motion: Steel
 Second: Chase

The motion was approved.

3. PUBLIC HEARING – PROPOSED NAMING

- A. George H. Weyerhaeuser, Jr. Park

Chair Granfield provided an overview of the procedures for the public hearing.

Mr. Reuben McKnight read the staff report.

BACKGROUND

The Foss Waterway Development Authority (FWDA) is requesting to name the park at 1955, 2101 and 2119 Dock Street the George H. Weyerhaeuser, Jr. Park. The park consists of three parcels on either side of the 509 Bridge. Two of the parcels are owned by FWDA and one parcel is owned by the City of Tacoma. The currently unnamed park was built in 2009. This was the site of a butter tub factory, which became Harmon cabinets and later burned down in the early 1990s. George H. Weyerhaeuser, Jr., served on the boards of the FWDA and the Museum of Glass from 1999 until his death on April 14, 2013. Aside from being part of the Weyerhaeuser Company family, he was influential in the development of the Foss Waterway as a founding trustee of the Museum of Glass, as the FWDA Board President from 2001 to 2004, and as the chairman and president of the Urban Design Review Committee. According to the materials submitted with the request, the Waterway is a direct result of his widely recognized advocacy and leadership. The FWDA has collected letters of support from the community, neighborhood groups, and local institutions.

ACTION REQUESTED

There is no action required. The comment period will remain open for 30 days following the close of this hearing.

Following the staff report Chair Granfield opened the floor for public comments.

Bill Driscoll said that he was a cousin of George Weyerhaeuser as well as a member of the Foss Waterway Development Authority. He commented that George was a son of Tacoma, was passionate about rehabilitation of Tacoma, and helped it to achieve where it is today. Mr. Driscoll related how George Weyerhaeuser would like to park in the Foss Waterway and walk to his office, both because he didn't want to pay for parking and because he liked to use the Foss Waterway. Mr. Driscoll stated that he could not imagine a better person to honor with this park.

There were no further comments.

Chair Granfield declared the public hearing closed.

4. DESIGN REVIEW

A. 601 N J St

Brennen Masters, Pacific Choice Construction

Garage Demolition

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

601 N J Street, built in 1950, is a noncontributing structure in the North Slope Historic Special Review District. The applicant is requesting approval for the demolition of the 22'x20' detached garage, which is now settled and tilting. This has damaged the driveway and public sidewalk. After demolition the driveway and sidewalk will be removed, re-graded, and replaced. No work is being done to the main structure. The applicant has indicated that it would be cost prohibitive to repair or replace.

ACTION REQUESTED

Approval of the above scope of work.

ANALYSIS

1. This building is a noncontributing structure in the North Slope Historic Special Review District and, as such, demolition of accessory structures is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.
2. Garage is a noncontributing accessory building.

RECOMMENDATION

Staff recommends approval of the application.

Mr. Brennen Masters commented that they needed to re-grade the driveway and to do that the garage would need to be removed.

Mr. Marshall McClintock asked if the foundation was in trouble as well. Mr. Masters commented that before it was built there was a ravine there and behind that is a retaining wall. The garage was likely built above the retaining wall. To the south of the retaining wall there are some cracks and some water leakages because the driveway has sunk in the middle and is collecting water.

Mr. McClintock commented that he had attended John Sandstrom's memorial service. Mr. Sandstrom, the longtime owner of the building and a great supporter of the neighborhood, had been aware of the problems. Mr. McClintock expressed support for the demolition and regarding.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application as submitted for 601 N J Street, the removal of the garage."

Motion: Chase

Second: Steel

The motion was approved.

5. BOARD BRIEFING

A. Winthrop Hotel

Les Tonkin, Tonkin Architecture

Mr. Reuben McKnight read the staff report.

BACKGROUND

The Winthrop Hotel was built in 1925 and is associated with Tacoma's early economic development. It is a contributing structure in the Old City Hall Historic District. The hotel was converted to low income apartments in the 1970s, but the building still retains much of its historic fixtures and character, include the Crystal Ballroom. In 2004, Tonkin Architecture completed a Survey and Existing Condition Report, which details the need for a restoration work, including window replacement, repainting, reroofing, plumbing, HVAC, electrical and general repair work. Work also includes removing and adding interior walls and bringing the building into code and ADA compliance. The applicant will be applying for Historic Preservation Tax Credits.

ACTION REQUESTED

Feedback and guidance.

Ryan Fuson, representing Redwood Housing Partners, offered to answer questions as best he could until the Les Tonkin, the architect, arrived. Mr. Fuson recognized that the Winthrop was obviously an important landmark for the City of Tacoma and commented that they were excited about having the opportunity to significantly improve the project. He provided an overview of the history of the building and the work that would be needed. Not much work had been done since it was converted to low income housing in 1972. They would be improving the exterior façade of the building, repairing the original terra cotta and brick masonry, and restoring the original windows around the ballroom and the penthouse. The original penthouse roofing tiles would need to be replaced. Mr. Fuson reported that the plumbing is broken, having caused damage throughout the building, and is the number one system that will need to be replaced. Full improvements would include new carpeting, new tile, painting, and all of the repair work that will need to be done in addition. He emphasized that the historic nature of the building would not be

changed.

Mr. Eugene Thorne asked if the building would be retaining its current use. Mr. Fuson responded that it would still be apartment housing for the time being.

Mr. Ross Buffington asked who the current owners were. Mr. Fuson answered that it was a group called Prium who purchased it from AF Evans. Prium had plans to redevelop the building but are currently in bankruptcy. Mr. Buffington recalled that the Prium group had come before the Landmarks Preservation Commission with plans to move out the current residents and convert the building back to a hotel. Mr. Buffington asked for clarification that Prium were still the owners while in bankruptcy. Mr. Fuson responded that a trustee representing Prium is selling the asset.

Mr. Buffington asked how the proposed upgrades were being financed. Mr. Fuson responded that they were being financed through a combination of a first mortgage loan, low income housing tax credits, historic tax credits, and through his firm's equity

Ms. Lysa Schloesser asked to clarify if Redwood Partners was buying the building. Mr. Fuson confirmed that it was. Vice-Chair Chase asked when the sale was expected to be final. Mr. Fuson responded it would be in the next few months. Vice-Chair Chase asked if the historic tax credit application had been submitted and approved. Mr. Fuson responded that part two of the application was currently being reviewed. Some discussion ensued as the current status and procedure for going forward were reviewed.

Ms. Schloesser asked to clarify that the preliminary scope of work concerned bringing certain issues up to code as well as renovations to the existing exterior and roof. Mr. Fuson responded that they would do what was needed, but they would not be touching the electrical system which was not having issues. The biggest issue that they would be dealing with was the plumbing system as it was causing damage, but they would not be bringing the building fully up to the code of a modern high rise.

Ms. Schloesser asked if that the current plan was the end goal or a phase in a larger plan. Mr. Fuson replied that there are opportunities following the current plan that they are exploring in conversations with other members in the community to further develop some of the existing space that is not part of the current plan. Ms. Schloesser asked for detail on the impact to the existing residents. Mr. Fuson answered that they would be relocating the tenants during the repairs with up to 25% of the tenants being temporarily relocated at a time. He added that they would carry the burden of expenses caused by the relocation and any associated hardship.

Ms. Schloesser asked for a timeframe. Mr. Fuson responded that they would start work in April and complete in approximately 18 months.

Mr. Thorne asked if the mechanical systems would be changed. Mr. Fuson responded that the elevators, plumbing, and boilers would be replaced.

Chair Granfield asked if they would be maintaining the commercial space on the ground floor. Mr. Fuson responded that they would be maintaining the space and that no major renovations were planned at this time. Any needed repair work would be done within the context of keeping the original historic features.

Mr. James Steel commented that his Grandfather had been the manager of the Winthrop hotel and had lived there with his Grandmother and Father in the late 1950s. His Grandmother used to share a story that his father was overweight as toddler from eating so much room service food. He added that he felt a strong personal connection with the Winthrop and was excited that someone was doing something with the building.

Les Tonkin commented on starting work on the plans for the Winthrop in 2003 with AF Evens who purchased it in 2005 and were close to permitting when they sold the building to Prium, effectively cancelling the existing plans in favor of converting the building back to a hotel. He reviewed how he was

brought back in to working on the Winthrop again and briefly reviewed the plans for it.

Mr. Marshall McClintock asked if the terra cotta pieces had elements that were in serious trouble or if they were repairable. Mr. Fuson commented that their belief is that most of it is repairable at this stage. He added that the group that they are most likely to use has done historic renovations in the past. Les Tonkin added that the brick is in good shape. The 1925 construction is actually very modern in a lot of ways. The mortar is very good and along the top they have drilled in and pinned the terrace cotta. He explained that they would be checking it and tuck pointing wherever needed.

Vice-Chair Chase commented that she was excited that they were repairing the windows rather than presenting a replacement package and looked forward to seeing what new windows are used to replace the windows from the 1970s.

There were no further comments or questions.

6. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates

Notes: Ms. Hoogkamer provided an update on events and activities. The #IHeartTacoma campaign would be launching in the first week of February with Commissioners encouraged to participate. The Heritage Mixer would be on February 7th at noon. Mr. McKnight updated the Commission on the Washington Trust Meeting on February 20th and 21st with invitations to be sent shortly. Ms. Hoogkamer noted that the LPC retreat would be on March 3rd from 9:30 to 4 p.m. with 65 people attending from around the state. The Hilltop spoken word contest would be on May 15th as part of Preservation Month. Preservation awards would be on May 31st. Ms. Hoogkamer requested suggestions for categories from the Commission. Mr. McKnight provided an overview of the yearly awards committee and noted that the categories had always been fluid. He suggested that they might solicit suggestions for nominations from the public. There was some discussion of the categories from previous years.

7. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 6:22 p.m.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer

