



**Members**

Chris Granfield, *Chair*  
Katie Chase, *Vice-Chair*  
Duke York  
Jonah Jensen  
Lysa Schloesser  
James Steel  
Jeff Williams  
Eugene Thorne  
Laureen Skrivan  
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*  
John Griffith, *Office Assistant*

Date: February 25, 2015  
Location: 747 Market Street, Tacoma Municipal Building, Room 248

**Commission Members in Attendance:**

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

*Staff Present:*

Reuben McKnight  
Lauren Hoogkamer  
John Griffith  
Steve Atkinson

*Others Present:*

Greg Pelland

**Commission Members Absent:**

Jonah Jensen

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

**1. ROLL CALL**

**2. CONSENT AGENDA**

A. Excusal of Absences

Jonah Jensen was excused.

B. Approval of Minutes: 2/11/15

The minutes of 2/11/15 were reviewed. Vice-Chair Katie Chase corrected the call to order and attendance, both of which incorrectly listed Duke York as the Chair instead of Chris Granfield. The minutes were approved as amended.

**3. DESIGN REVIEW**

A. 1932-36 Pacific Avenue UWT McDonald Smith Building

Chair Granfield noted that with petitioners absent, they would review the material from the packets and then decide whether to take action or delay discussion until a future meeting.

Ms. Lauren Hoogkamer read the staff report.

**BACKGROUND**

The McDonald-Smith Building was built between 1890 and 1896; it is a contributing structure in the Union Depot-Warehouse Historic District and it is part of the UWT campus. The Landmarks Preservation Commission was briefed on this project on October 22, 2014 and approved the exterior renovation on December 10, 2014. At that time the Commission voted to defer action on the replacement of the sandstone sill until further documentation could be provided.

The applicant has provided an assessment of the existing sandstone sills, which recommends restoring and repairing the sills. Applicant proposes cleaning with light detergent and patching with Custom System 45, from Edison Coatings, where necessary. Patching will require some grinding for consistency. A few large cracks will be pinned with stainless steel pins and epoxy. Small cracks will be injected with grout designed for use on historic buildings. Light erosion and weathering will be left as-is until repair is required.

#### **ACTION REQUESTED**

Approval of the above scope of work.

#### **STANDARDS**

##### **Union Depot/Warehouse Design Guidelines**

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.
4. **Minimum Maintenance.** All contributing historic buildings in the districts shall be maintained against decay and deterioration caused by neglect or defective or inadequate weather protection.

#### **ANALYSIS**

1. The building is a contributing structure in the Union Depot/Warehouse Historic 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. Sandstone sills will be preserved and repaired.

#### **RECOMMENDATION**

Staff recommends approval of the application.

Ms. Hoogkamer briefly discussed the materials from the meeting packet, reviewing the assessment of the existing sandstone sills and the subsequent plans to repair them.

Vice-Chair Katie Chase expressed support for the decision to repair the sandstone sills instead of replacing them as had been earlier proposed and encourage the petitioners to take continue with the approach demonstrated for future replacement proposals.

*"I motion to approve the restoration and repair as submitted."*

Motion: Williams

Second: York

The motion was approved.

#### **4. BOARD BRIEFING**

##### **A. 1114 N K Street**

Ms. Lauren Hoogkamer read the staff report.

#### **BACKGROUND**

1114 N K Street is a vacant lot in the North Slope Historic District. In 2007, the Landmarks Preservation Commission voted to approve a new single family residence at this location, under a previous owner. The undeveloped property was subsequently sold to a new owner. On October 23, 2013, the Commission was briefed on a different proposal for new single family residence on this lot. The minutes and plan set from that discussion have been included in the packet and contain Commissioner comments and recommendations. The North Slope Historic District Design Guidelines for New Construction apply to this project.

There is a similar narrow lot construction located next door, at 1116 N K Street, which was also reviewed and approved by the Commission.

The property developer would like to restart the review process, and is seeking input from the Commission.

**ACTION REQUESTED**

Feedback and Guidance.

There was some discussion as to how the design had changed, since the previous discussion, to meet the Commission's recommendations. The shingles had be added to the top, the slider had been changed to a French door, the pickets had replaced the glass railing, and the windows had been moved apart to create more definition. The slider windows had all been replaced with either single hung or casements.

Mr. Marshall McClintock commented on the issue of transparency requirements and asked if there was flexibility there. Mr. Reuben McKnight responded that the question had been due to concerns about there being too much glass relative to solid wall space on the front of the house, which might have been a requirement of small lot development standards. After review, they found that some reduction in the amount of the glass was allowed to move it towards a more traditional look.

Mr. McKnight requested any additional feedback, based on the current plan set, on the design relative to the North Slope design guidelines. Mr. Jeff Williams asked if in 2013, the zoning required bay windows on side elevations. Mr. McKnight responded that the windows and the one-foot bump out were likely due to the small lot development standards. Mr. Ross Buffington asked if there would be an attic vent as shown in the previous plans. The response was that they would if required, it was clarified that the Commission had a preference for the type of attic vent, but did not require one. Mr. Williams commented on the French doors being a modern feature, and that it should be a single door with two windows flanking or another alternative configuration. He also recommend a railing across the front porch on the ground level. Mr. McClintock asked if the garage in the back will be paved. The response was that it would be a paved 10-foot driveway with a grass section on the side. Mr. Steel commented that he would prefer the garage door to be centered, though he was aware that the small lot design standards would not allow it. Mr. McKnight responded that he would investigate if an exception could be made. Mr. Steel commented that is was important the second floor deck was offset and wasn't full width.

Mr. McKnight discussed next steps with the petitioners. They would discuss the feedback and investigate the possibility of allowing the garage door to be centered.

**5. PRESERVATION PLANNING/BOARD BUSINESS**

**A. Land Use Designations**

**BACKGROUND**

In 2013 the City Council approved Phase 1 of an overhaul of the City's land use designations, establishing a framework to shift from a development "intensity" concept to a scheme based on more traditional and understandable land use categories. The land use designations in the Comprehensive Plan are intended to guide future development activity, with each designation corresponding to specific applicable zoning districts. The proposed new land use designation framework will provide the ability for policy-makers and the community to more clearly express the overarching goals and intended character for the various areas of the City while maintaining some of the important flexibility that the existing intensity scheme provides.

The specific amendments adopted in 2013 include:

- Creating separate land use designations for the four different types of mixed-use centers (neighborhood, community, urban, and downtown)
- Adding a new land use designation for shoreline areas
- Creating a new land use designation framework to guide subsequent phases of the project, including a comprehensive review of the land use patterns and substantial re-designation of properties in the City.

The second phase, to be completed as part of the 2015 Comprehensive Plan update involves complete incorporation of the new framework into the Comprehensive Plan. This will necessitate a review of the existing and proposed City land use patterns against the new designation framework, as well as substantial re-designation of properties in the City based on the new framework.

Included in your packet is an excerpt from the Growth Strategy and Development Concept Element of the Comprehensive Plan which includes the Generalized Land Use Map, a chart depicting the relationship between the intensity designations, designated mixed-use and manufacturing/industrial centers and zoning classifications, as well as the framework for applying the new designation classifications. A zoning reference guide may be found at [http://cms.cityoftacoma.org/Planning/Zoning\\_booklet\\_FINAL.pdf](http://cms.cityoftacoma.org/Planning/Zoning_booklet_FINAL.pdf), which provides a general overview of each of the City's zoning districts. If you have any questions, please contact Stephen Atkinson at (253) 591-5531 or [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org).

#### **ACTION REQUESTED**

Feedback.

Stephen Atkinson discussed the changes to the Comprehensive Plan, specifically the Land Use Designation review. Mr. Atkinson briefly gave an overview of the Comprehensive Plan noting that while Land Use was an important component, it also contained policies on Historic Preservation, Affordable Housing, and Economic Development. The Comprehensive Plan is amended every year with major updates once every 7 years, with the most recent major update scheduled to be completed in 2015. The 2015 update would integrate the 2025 strategic plan, articulate an urban design vision, advance equity, anticipate the effects of climate change, and focus efforts to achieve tangible results.

Mr. Atkinson discussed the background of the review. The Growth Management Act establishes a plan based on growth targets that would need to be taken into consideration. Community trends were showing that Tacoma was growing, but not at the same rate as other jurisdictions like the County, so consideration needed to be taken on how to focus growth in areas where appropriate.

Ultimately, there would be a need to prepare for an additional 127,000 residents and 90,000 jobs by 2040. The Countywide planning process translated those numbers into 47,000 new housing units that the City of Tacoma would need to accommodate through zoning. Mr. Jeff Williams asked if the anticipated growth numbers would be reconsidered if the growth rate did not increase. Mr. Atkinson responded that they were expected to demonstrate that they could plan for the 2040 anticipated number. He added that there was an interest in directing a lot of the regional growth towards urban centers to take the pressure off of more rural areas. Implications of the anticipated growth included increasing density, a move towards multifamily housing, necessitation of completing the multi-modal transportation system, and policy efforts to prepare for the impacts of climate change.

The Land Use Designation Assessment map was discussed. Mr. Atkinson noted that it was a high-level view of the city demonstrated the inconsistencies between zonings and intensities. Scenarios were discussed where a mismatched intensity allowed rezones that were not appropriate to the neighborhood. In 2014 the City Council adopted new designations, moving away from the intensities and towards more specific designations. Mr. Atkinson discussed the second map that focused on the areas where the zoning is greater than the intensity and also the areas where the intensity is greater than the zoning. He commented that these inconsistencies would need to be resolved. The North Slope and Wedge were discussed specifically, focusing on the mix of intensities within a neighborhood that was predominantly zoned HMR-SRD but given a medium intensity, which would allow someone to potentially rezone to something it was not intended to be. He added that they have been recommending to the Planning Commission that conflicts be resolved by defaulting to the intent decided upon most recently by The Council. There would be special challenges in the North Slope and Wedge, which would include applying the HMR-SRD while incorporating the new land use designations. It would be an ongoing effort with the Planning Commission still working out the best path forward. Mr. Atkinson recommended two options: follow the plan, though it would open the door to higher density zoning, or following the zoning, though that could create issues with existing multifamily being non-conforming any replacement to be single family. Discussion ensued with Mr. Atkinson clarifying the reasons for different zoning policies and the flexibilities of different zonings. Mr. Atkinson commented that an

anticipated phase 2 would be to put the initiative into place to allow redevelopment where they would eventually want it anyway.

Mr. Atkinson discussed next steps. The preliminary draft would be created with the Planning Commission and then sent out to a series of community workshops and focus groups for feedback followed by input from the IPS Committee. The adoption process would likely go to the Planning Commission in the summer and the City Council in the fall.

Mr. Duke York asked if the maps were available to the public. Mr. Atkinson responded a lot of the material was available on govME.org, as well as the Planning Division's webpage and that they were setting up an independent website to pull all of the information together.

Mr. Marshall McClintock commented that the North Slope Historic District was upset by the association of HMR-SRD with multifamily. R4L had allowed large apartment buildings into the district and the intensity was the remnant of that zoning. It was changed to HMR-SRD, which is based off of R2 and no new multifamily would be allowed. The neighborhood was considering asking for a Comp Plan amendment to ask for the 2013 designation to be changed from multifamily to single family residential. He noted that the North Slope was already one of the most densely populated areas. Vice-Chair Katie Chase asked if the current zoning would prevent subdividing. Mr. McClintock said that it would and that detached ADUs were not allowed either.

Mr. Ross Buffington commented that the when Wedge Neighborhood has high density areas, in conflict with the intent of the Council, and residents would welcome an opportunity to provide feedback.

Mr. Williams asked about the current process for replacing a building and if it would require a rezone. Mr. Atkinson responded that the plan would need to be reviewed to assess whether there is support for zoning change. Area wide rezones, with more than six properties, would require legislative action from the City Council. Vice-Chair Chase asked how it would relate to the Landmark Preservation Commission's authority on design review and if they would be overruled by the City's Comp Plan. Mr. McClintock observed that there had been a case before the Commission some years prior where the developer wanted to turn a single family house into a duplex. In that case the Land Use administrator denied the request. The rules had changed since, requiring land use issues to be resolved prior to the case being brought before the Commission.

Vice-Chair Chase expressed concern about historic corridors that don't have the protection of being Historic Districts and asked if there would be any considerations for those neighborhoods which might be prioritized for increased density. Mr. Atkinson responded that the zoning code has design standards for new development, but they could look at ways to improve it.

Chair Chris Granfeldt asked if the outreach efforts like workshops were for feedback or just informational. Mr. Atkinson responded that they would be getting feedback from people on how they perceived their neighborhoods and how they would like to see them grow. Mr. Williams asked if the outreach effort was similar to the one regarding the Hilltop subarea plan two years prior. Mr. Atkinson responded that the previous conversation regarding the Hilltop subarea plan had resulted in a plan specifically for Hilltop, while the discussion of Land Use Designations would be at a higher scale.

Mr. Reuben McKnight asked when the Planning Commission would be seeking feedback. Mr. Atkinson responded that the Planning Commission would want to receive feedback by June, prior to the official public comment period in the summer.

Mr. Steel recommended for future discussions, clear delineations on what the consequences would be should changes be implemented. He added that based on the information available, it was hard for the Commission to understand what the repercussions would be for them. Mr. Atkinson responded that he would be happy to return with specific scenarios for them to discuss.

## B. Events and Activities Updates

Ms. Lauren Hoogkamer provided an update on events and activities. The #IHeartTacoma campaign would conclude on Friday the 27<sup>th</sup> with Mayor and some Council members having participated. The Landmarks Preservation retreat would be on March 3<sup>rd</sup> at the Convention Center with the first half of the day focused on presentations by the State Historic Preservation office and the second half will be a presentation by John Williams on standards and design review. The calendar of events for Preservation Month would be available in April. Further out, the Heritage Holiday Swing Dance would be on November 13<sup>th</sup> at Titlow Lodge.

The need for a theme for preservation month was discussed. Ms. Hoogkamer noted that the focus of planned the events had been on bringing preservation to younger generations. Mr. Reuben McKnight recommended using I Heart Tacoma. Commissioners expressed support. Ms. Lysa Schloesser recommended picking the theme from the beginning of the year to keep the message consistent throughout the year.

Mr. McKnight provided an update on old city hall. The City conducted envelope assessment work and found areas with fall hazard concerns. The owner has been given a deadline to address the issue, which may come before the Commission. Mr. McKnight commented that he was working with code enforcement on methods to correct the deficiencies without causing additional harm to the building. Mr. Jeff Williams asked how the City would proceed if the owner refuses. Mr. McKnight responded that any work done by the City would be liened against the property as had been done in the past.

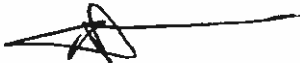
Mr. Marshall McClintock asked if the owner of the nearby building had been contacted. Mr. McKnight responded that he would call him.

#### 6. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 6:53 p.m.

Submitted as True and Correct:



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Reuben McKnight  
Historic Preservation Officer