



#### Members

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

#### Staff

Reuben McKnight, *Historic Preservation Officer*  
Lauren Hoogkamer, *Historic Preservation Coordinator*  
John Griffith, *Office Assistant*

# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department

Date: August 26, 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  
Jonah Jensen  
Jeff Williams  
James Steel  
Lysa Schloesser  
Lauren Flemister  
Ross Buffington  
Marshall McClintock

#### Staff Present:

Reuben McKnight  
Lauren Hoogkamer  
John Griffith

#### Others Present:

Lari Ryan  
Joan James  
Mary Sudar  
Les Tonkin  
Dan Koch  
Ben Mauk  
Jenn LaFrenier

#### Commission Members Absent:

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

### 1. ROLL CALL

### 2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 7/22/15

The minutes of 7/22/15 were reviewed. Discussion ensued to clarify motion language associated with the UWT Streetscape Guidelines. The Commission agreed to postpone approval until a future meeting.

### 3. TACOMA REGISTER OF HISTORIC PLACES—PUBLIC HEARING

- A. 2702 North Puget Sound Ave

Chair Granfield called the public hearing to order and reviewed the procedures, noting that the hearing was for public comment on the nomination of 2702 North Puget Sound Avenue to the Tacoma Register of Historic Places.

Ms. Lauren Hoogkamer read the staff report.

#### BACKGROUND

This one-and-a-half story Colonial Revival bungalow was built in 1903. It is nominated under Criterion C as an example of a Colonial Revival bungalow. This house is one of the earliest in the area and one of the only examples of this style in the neighborhood. The property is also unique in that it showcases a collection of locally significant architectural salvage pieces which have been sensitively incorporated into the house and yard. These pieces have intrinsic value as part of Tacoma's architectural heritage. The proposed period of significance is from 1903, for the original construction, to 1956, the year the Keyser family moved in and began the series of alterations during which the salvaged pieces were installed. The first owners of the home were Ferdinand and Laura Mead.

The motion was approved.

#### **4. DESIGN REVIEW**

##### **A. 776 Commerce Street, Winthrop Hotel (Old City Hall Historic District)**

Ms. Lauren Hoogkamer read the staff report.

#### **BACKGROUND**

The Winthrop Hotel, built in 1925, is a contributing structure in the Old City Hall Historic District. The Landmarks Preservation Commission was briefed on the proposed restoration work on January 28, 2015. The applicant is also applying for Historic Preservation Tax Credits and has presented the proposed work to the State Historic Preservation Office. On March 11, 2015, the Commission approved the full restoration project. On July 22, 2015, the Commission approved the widening of the service entry, but asked the applicant to present alternative options for the replacement door that better fit the building's architectural style. The applicant has since met with staff and is now proposing a roll-up, wood garage door, that simulates swing doors, as the Commission requested. The new doors would be painted to match the windows.

The applicant will also brief the Commission on the replacement canopy.

#### **ACTION REQUESTED**

Approval of the above scope of work.

#### **STANDARDS**

##### **Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings**

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
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.

#### **ANALYSIS**

1. The building is a contributing structure in the Old City Hall Historic District and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The historic character of the property is being retained.
3. The changes do not destroy historic materials that characterize the property. The new doors are compatible in massing, size, scale, and design.
4. The new doors could be removed without harming the essential form and integrity of the property.

#### **RECOMMENDATION**

Staff recommends approval of the application.

Mr. Les Tonkin commented that he felt they had gotten close to what a 1923 service door would have looked like with a two panel wood door.

Mr. Tonkin reported that the overall restoration of the Winthrop was proceeding within the budget and there were plans to possibly use the remaining budget to restore the canopy. He discussed the plan for the canopy restoration, sharing images of the plans and the current conditions. He commented that they would also like to restore the missing storefronts by replicating the originals.

There was a motion.

*"I move that we approve the application for 776 Commerce Street, Winthrop Hotel as submitted."*

Motion: Jensen.

## **BACKGROUND**

Built in 1892, the Pagni & Lenti building is a contributing structure in the Union Depot/Warehouse Historic District. In 2014, the Landmarks Preservation Commission approved the rehabilitation of this building. Currently the Pacific Avenue façade is painted red; the applicant is proposing to repaint the Pacific Avenue façade Hale Navy with Black Beauty trim from the Benjamin Moore historical color palette. The rear brick façade, along the Prairie Line Trail, has not been painted and will remain unpainted. The application also includes two blade signs and window graphics. The signs would be approximately 30"x30" blackened steel signs with an LED strip to illuminate the bronze lettering with the wording "Elemental wood fired pizza". The signs would be attached at the mortar joints. The existing awning will be removed.

## **ACTION REQUESTED**

Approval of the above scope of work.

## **STANDARDS**

### **Design Guidelines for the Union Depot/Warehouse District**

#### **7. Signs.**

##### **a. General.**

All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs. If there is a conflict between these standards and the requirements in the City's Sign Code, the more strict requirement shall apply.

##### **b. Location and Size of Signs.**

Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.). The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic. Projecting signs shall generally not exceed nine square feet on first floor level. Signs on adjacent storefronts shall be coordinated in height and proportion. Use of a continuous sign band extending over adjacent shops within the same building is encouraged as a unifying element.

Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited. Existing historic wall signs are a contributing element within the district and should be restored or preserved in place. New wall signs shall generally be discouraged.

##### **c. Messages and Lettering Signs.**

Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged. Lettering should be of a traditional block or curvilinear style which is easy to read and compatible with the style of the building. No more than two different styles should be used on the same sign. Letters shall be carefully formed and properly spaced so as to be neat and uncluttered. Generally, no more than 60 percent of the total sign area shall be occupied by lettering. Lettering shall be generally flat or raised.

##### **d. Color.**

Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes. Colors shall be chosen to complement, not clash with, the facade color of the building. Signs should normally contain not more than three different colors.

##### **e. Materials and Illumination**

Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner. In general, illumination shall be external, non-flashing, and non-glare.

Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as:

- (i) Individual back-lit letters silhouetted against a softly illuminated wall.
- (ii) Individual letters with translucent faces, containing soft lighting elements inside each letter. Metal faced box signs with cut-out letters and soft-glow fluorescent tubes.
- (iii) However, such signs are generally suitable only on contemporary buildings.

## 5. PRESERVATION PLANNING/BOARD BUSINESS

### A. Affordable Housing Code Amendment comments

Commissioner McClintock

Mr. Reuben McKnight reviewed that there had been a good deal of discussion on the affordable housing amendments at a public hearing the previous week. He noted the concerns that had been raised including many comments on duplex and triplex conversions within the historic district.

Mr. Marshall McClintock discussed a number of comments for consideration. One proposal was for a demolition review for structures that might not be currently protected by the city code including buildings that might not meet the minimum requirements. He suggested that the Commission was not involved enough in policy development for issues relating to historic preservation. He discussed subdivision of lots and suggested that the Commission could provide review of proposed subdivisions of historic lots. He discussed a proposal that duplexes and triplexes include design language that would require maintaining the single family appearance and limiting exterior changes. Mr. Ross Buffington expressed support for Mr. McClintock's comments, noting that many of the concerns were shared by the Wedge Neighborhood.

Mr. McKnight reported that they were also seeking to involve the Commission in the CUP and Variance decision making process. He suggested that the Commission could also comment that the design guidelines should be updated. Commissioners concurred that updating the design guidelines, particularly for new construction would be a good change.

Discussion ensued on the nature and the appropriate format for comments. There was concurrence for submitting comments as items for consideration. Mr. McKnight reviewed the recommended comments that the Commission could consider including in a letter. Mr. McClintock and Chair Granfield agreed to work with Mr. McKnight on drafting the letter that would be sent out for review before the next meeting.

### B. Events and Activities Updates

Ms. Lauren Hoogkamer provided an update on the following events and activities:

1. Eyes of the Totem
  - a. Eyes of the Totem Week Proclamation (City Council, September 15<sup>th</sup>)
  - b. Willow Frost, HC Weaver & Me: An Evening with Jamie Ford (7pm @TPL, September 17th)
  - c. Re-premiere (7pm & 10pm @ the Rialto, September 18<sup>th</sup>)
  - d. No-Host Speakeasy Reception & Washington State History Museum Gold Rush Exhibit (8-11pm @ Pythian Temple, September 18<sup>th</sup>)
  - e. Eyes of the Totem viewing and *Suffering Heroines and Leering Villains: Eyes of the Totem and Silent Movie Melodrama* lecture by Claudia Gorbman Professor of Film Studies (2pm @ the Rialto, September 20<sup>th</sup>)
2. Holiday Heritage Dance (6-9pm @ Titlow Lodge, November 13<sup>th</sup>)

## 6. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 7:02 p.m.

Submitted as True and Correct:



Reuben McKnight  
Historic Preservation Officer