

Members

Katie Chase, *Chair*
Jonah Jensen, *Vice-Chair*
Duke York
Lysa Schloesser
James Steel
Jeff Williams
Eugene Thorne
Lauren Flemister

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: May 25, 2016

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

Commission Members in Attendance:

Katie Chase, *Chair*
Eugene Thorne
Jeff Williams
James Steel
Lysa Schloesser
Marshall McClintock

Staff Present:

Lauren Hoogkamer
John Griffith

Others Present:

Michael Sullivan
John Koch
David Boe
Julie Turner

Commission Members Absent:

Duke York
Jonah Jensen
Lauren Flemister

Chair Katie Chase called the meeting to order at 5:33 p.m.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 5/11/16

The minutes of 5/11/16 were reviewed and approved as submitted.

3. TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING

- A. 309 S. 9th Street, The Hosmer House

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

The Italianate style Hosmer House was built in 1875 on Saint Helens Street and relocated to its present site in 1904. It is the oldest known residence, and the second oldest building, in the city outside of Fort Nisqually. It was designed by Theodore Hosmer and built by P.D. Forbes. Tacoma architect C.A. Darmer designed the addition in 1888, and the architectural firm Heath & Gove remodeled the structure in approximately 1914. In 1980, the building was restored by architect Gene Grulich. It is nominated under Criterion A as the only remaining building directly associated with the selection of Tacoma as the western terminus for the Northern Pacific Railroad; Criterion B as it was the home of Theodore Hosmer, New Tacoma's first mayor and manager of the Tacoma Land Company; Criterion C as one of the few remaining examples of residential Italianate architecture in Tacoma; Criterion E for its proximity to the Old City Hall Historic District; and Criterion F as an established and familiar visual feature. The proposed period of significance is between 1875 and 1914, which was when the main structure and addition were built, relocated, and converted to apartments. Other significant dates include 1888 when the addition was built, 1904 when it was relocated from St. Helens Avenue, 1914 when it was remodeled into apartments, and 1980 for its most recent restoration.

Pioneer Human Services currently owns and maintains the apartment building and was notified of the pending nomination on February 18, 2016. The nomination was prepared and submitted by Marshall McClintock on behalf of Historic Tacoma. Letters of support have been received from Councilmember Robert Thoms, the New Tacoma and Central Tacoma Neighborhood Councils, the Tacoma Historical Society, and the Heritage League of Pierce County.

On April 13, 2016, the Landmarks Preservation Commission found that the property meets the threshold criteria for nomination to the Tacoma Register of Historic Places.

Written comments received through noon May 18 have been included in the packet. Six additional letters of support were distributed during the meeting.

STANDARDS

The building is nominated under the following criteria:

- A. *Is associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *Is associated with the lives of persons significant in our past; or*
- 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;*
- E. *Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or*
- F. *Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.*

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.
- The property will become eligible for the Historic Conditional Use Permit.
- The property may be eligible as a sending site in Tacoma's Transfer of Development Rights program

ANALYSIS

1. At 141-years-old the structure meets the age threshold criterion.
2. This building retains a high degree of integrity; it retains its original style, massing, cladding, window openings and ornamentation, among other character defining features. Although it has been relocated, that relocation is more than 50 years old and significant in its own right. It is also located very near its original site and in the same downtown setting. The major additions and alterations also qualify as significant, as they are more than 50 years old and sensitively designed by noted architects. The basement, entry stairs and porch date back to 1904. Some architectural features have been lost or altered over time, the decorative balustrade on the roof of the portico was replaced with a box rail during the 1990s and a bay window was lost in approximately 1918.
3. The building meets Criterion A as the only remaining building directly associated with the selection of Tacoma as the western terminus for the Northern Pacific Railroad; Criterion B as the home of Theodore Hosmer, New Tacoma's first mayor and manager of the Tacoma Land Company; Criterion C as one of the few remaining examples of residential Italianate architecture in Tacoma; Criterion E for its proximity to the Old City Hall Historic District; and Criterion F as an established and familiar visual feature.

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 Chase called the public hearing to order and reviewed the procedures. Marshall McClintock, the representative of the application was invited to speak first. The following citizens testified:

(1) Marshall McClintock, Historic Tacoma:

Mr. McClintock reviewed that the nomination was being brought forward by Historic Tacoma and that the current owner, Pioneer Human Services, was not a party to the nomination. Mr. McClintock commented that Historic Tacoma was making the nomination because they had been concerned about the status of the building for some time. He commented that while Pioneer Human Services had done an excellent job of maintaining the building for the nearly 20 years that they had owned the building, they wanted to bring the nomination forward while there wasn't a crisis or major plans for the site. He reviewed that it was the only building left that represented the first decade of Tacoma and that they felt it represented all of the criteria under which it had been nominated.

(2) Michael Sullivan:

Mr. Sullivan expressed his support for the nomination, commenting that he was astonished that the building was not already on the list. He commented that he didn't think there were more than a handful of buildings as old as the Hosmer House on the State's municipal registers. He commented that going back that far into the City's history, the fabric of the building would have been milled and put together by hand. He commented that as an artifact of a time from so far back in their history, it would be a shame to not make some provisions for the building to be protected as they look ahead.

(3) John Koch:

Mr. Koch expressed his support, commenting that he was impressed by the quality of the building when he first saw it and that it was a great piece of Tacoma History.

(4) David Boe:

Mr. Boe thanked Mr. McClintock and Historic Tacoma for making the nomination. He also thanked the property owner for the ongoing maintenance of the building. He commented that he was surprised that the building was not already listed and that it was slice of Philadelphia that Hosmer and Wright had brought to Tacoma.

(5) Julie Turner, North Slope Historic District:

Ms. Turner commented that she was also surprised that the building was not already on the register, so it would be good to have it there.

Seeing no more citizens coming forward, Chair Chase declared the public hearing closed.

There was a motion.

"I move that the Landmarks Preservation Commission recommend to City Council that the Hosmer House be included on the Tacoma Register of Historic Places, finding that it does meet Criteria A, B, C, E, and F of TMC 13.07.040."

Motion: Williams

Second: Schloesser

Commissioner Thorne recused himself due to being a board member of Historic Tacoma.

The motion was approved unanimously.

4. DESIGN REVIEW

A. 776 Commerce St., Winthrop Hotel (Old City Hall Historic District)
Canopy

Ms. 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. On March 11, 2015, the Commission approved the full restoration project. On July 22, 2015 and August 26, 2015, the Commission approved the widening of the service entry and replacement door. On August 12, 2015, the Commission was briefed on the replacement canopy. The applicant is also applying for Historic Preservation Tax Credits and has presented the proposed work to the State Historic Preservation Office.

The applicant is now requesting approval for the replacement canopies on the Broadway and Commerce entries. The original canopies were re-skinned in the 1970s and are now deteriorated. The new canopies will be close replicas of the original canopies, based on historic photographs. The 47'-4"x10' canopies will be painted steel and aluminum. They will have a recessed LED strip lighting around the edges. There will be minimal disruption of the existing terra cotta as the new canopies will be attached at the existing connection points.

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.
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.
9. 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. The applicant is replicating an original historic feature; no other material is being removed or altered.
3. The non-original canopies are deteriorated. The new canopies are based on historic photos and will closely match the original canopies.
4. The new canopies could be removed without harming the form or integrity of the building.

RECOMMENDATION

Staff recommends approval of the application.

Mr. John Koch, Tonkin Architecture, reported that they would be replacing the structure with a tube steel system that would have the same shape, pattern, and location as the existing supports. He noted that the canopy on Commerce street would be cut back to 10 feet to match the canopy on Broadway. The diagonal brace would be strengthened to meet seismic requirements. They would try to retain the mid cable disc and it would be attached in the same existing locations. He reported that they were not sure how the horizontal canopy was attaching to the building. Mr. Koch discussed how they would be seeking to replicate some of the original features, though they would not be replicating the individual hanging globes. They would install LED lighting in approximately the same place underneath instead. He discussed which details and ornamentations they would be replicating on the side of the canopy. He reported that

they would install draining to the back of the canopy and connecting to the existing gutter system

Commissioner Schloesser asked what kind of material they would be replacing the white material with. Mr. Koch responded that it would be an aluminum or steel that would be painted.

Mr. Koch discussed how they were trying to find money to redo some of the storefronts. He reported that they were restoring the ballroom and seeing if they could get a catering kitchen and some accessible toilets to support the ballroom.

Commissioner Thorne asked if the holes above the canopy structure were to check the structure. Mr. Koch confirmed that they were and that they needed to see how it was attached and if the steel was weldable.

There was a motion.

"I move that the Landmarks Preservation Commission approve the application for 776 Commerce Street, as submitted."

Motion: Steel

Second: Williams

The motion was approved unanimously.

Mr. Koch discussed some of the other renovations planned for the building interior.

B. 616 St. Helens Ave, Wagner Motors Building (Individual Landmark)
Design Amendment

Ms. Hoogkamer read the staff report.

BACKGROUND

The Wagner Motors Building is an individually designated City Landmark. On December 9, 2015, the Landmarks Preservation Commission approved the full rehabilitation project, which included replacement of the existing door with a new swing out door (based on original architectural drawings) and the installation of a new three part folding entry door based on the design of the original car door, as well as the installation of a new exit door and stair on the south elevation.

The applicant would now like to amend the previously approved design to include double doors for both the main and second entries on the front façade. This change is to allow the new tenant to receive deliveries from the main entrance. The new drawings also show the updated paint color.

On the south exit, the applicant is changing the stairs to drop down from the interior mezzanine level, instead of the upper floor, which reduces the visual impact compared to the original proposal.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

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. This property is an individually listed City Landmark, and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The replacement of the main entry door, and replacement of the non-historic display window at the garage entry on Saint Helens appear to be consistent with the character of the building.

3. No historic material is being destroyed. The new doors are compatible in size, scale, and design.
4. The exit stair is on a side elevation and will not disrupt or interfere with character defining features, and will allow for the occupancy of the second floor. Both the stairs and the entry doors could be removed without harming the integrity of the property.

RECOMMENDATION

Staff recommends approval of the application.

Mr. David Boe, Boe Architects, reviewed that since the last presentation, they now had a tenant for the ground floor who had signed a notice of intent for Artist and Craftsman Supply. They would be taking 2/3rds of the ground floor on the St. Helens side, but not the raised portion. He reviewed that the building had been designed originally as an automobile dealership and that at some point the transom above what had been the car door was raised. He reviewed the earlier proposal and noted that they would now be making the doors identical out swinging doors and would still be restoring the transom. He reviewed the sketches of the new proposal for the doors. He noted that they would be using a green paint inspired by the terra cotta color, but darker. On the south elevation he noted that they were now proposing a new lower stair entrance on the building. Mr. Boe commented that they would be proposing a new painted sign on the side of the building in the future.

There was a motion.

"I move that the Landmarks Preservation Commission approve the amendments to the application for 616 Saint Helens Avenue, as submitted."

Motion: Schloesser

Second: Williams

The motion was approved unanimously.

5. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates

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

1. Historic Preservation Month, May 2016
 - a) Amazing Preservation Race Recap
 - b) City of Destiny Poetry Slam: Lincoln District Edition Recap
 - c) Awards Ceremony Recap
 - d) Midcentury Modern Ride—Formerly Known as the Tweed Ride (10:30am @ Point Defiance Park, May 28st)
 - e) History Speaks: "Eyes of the Totem Rediscovered" (12pm @ WSHM, May 31st)
 - f) Film Screening: Eyes of the Totem (3pm @ WSHM, June 4th)
2. Neighborhood History Walks with the Councilmembers, June-July 2016 TBD
3. Trivia Night, September 2016 TBD
4. Third Annual Holiday Heritage Swing Dance: Remember the Railroad

6. CHAIR COMMENTS

Chair Chase reported that the June 8, 2016 meeting had been cancelled.

The meeting was adjourned at 6:18 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer