

Members

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

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: June 22, 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
Lauren Flemister
Marshall McClintock
Brittani Flowers
Roger Johnson

Staff Present:

Reuben McKnight
Lauren Hoogkamer
John Griffith

Others Present:

Stephen Oliver Jr.
David Kelley
Gregory Wharton

Commission Members Absent:

Jonah Jensen, *Vice-Chair*
Duke York

Chair Katie Chase called the meeting to order at 5:34 p.m.

1. ROLL CALL

A. New Commissioner Introduction

2. CONSENT AGENDA

A. Excusal of Absences
B. Approval of Minutes: 5/25/16

The minutes of 5/25/16 were reviewed and approved as submitted.

C. Administrative Review

- 1116 Court E.: trim paint
- 701 Pacific Avenue: rooftop heat pump
- 1008 N K: Heat pump

The consent agenda was approved.

3. DESIGN REVIEW

A. 407 North J Street
Carport

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

Built in 1913, this property is a contributing property in the North Slope Historic District. The applicant is proposing an unattached, alley-accessed, metal carport, towards the rear of the lot. The carport would be 20'x22'x6' and would cover the existing concrete parking pad. It would be approximately 10'high; the sheet metal roof would be Quaker gray. No other work is being proposed.

On June 1, 2016, the Landmarks Preservation Commission conducted a site visit and was briefed on this project. The Commissioners present noted that it would not be visible from the street, nor either end of the alley, and expressed no concerns with the proposal.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

North Slope Historic District Design Guidelines for Parking and Garages

- 1. Alley accessed parking is the typical and predominant residential parking configuration in the district.**
Residential driveways and garages facing the street are typically only appropriate when there is no alley access, or other site constraints prevent alley accessed parking (such as a corner lot).
- 2. Minimize views of parking and garages from the public right-of-way.** Parking areas and garages should be set toward the rear of the lot to minimize visibility from primary rights of way. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Where it is not possible to locate a parking structure to conceal it from view, it should be set well back from the front plane of the primary structure on the property. Off-street parking lots have no historic precedent in the residential areas of the neighborhoods and should be located behind the building and away from the street.
- 3. Attached garages and carports are inappropriate.**

ANALYSIS

1. This property is a contributing structure in the North Slope 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 carport would be alley accessed and towards the rear of the lot.
3. The carport would not be visible from the right-of-way.
4. The carport is not attached to the main house.

RECOMMENDATION

Staff recommends approval of the application.

The owner had no additional comments to provide.

There was motion.

"I move that the Landmarks Preservation Commission approve the application at 407 North J Street as submitted."

Motion: Johnson

Second: Schloesser

The motion was approved.

4. BOARD BRIEFINGS

A. Convention Center Hotel (Union Station Conservation District)

Mr. McKnight reviewed the staff report, noting that the Commission had issued a preliminary design approval for the massing, siting, scale, and height of the project in 2015. He reported that the purpose of the briefing was to provide the Commission with updates on how the project had evolved since the Commission last saw it and how the team had responded to Commission feedback.

BACKGROUND

The City of Tacoma has entered into a development agreement with Yareton Investments, LLC, to construct a new 24 story hotel and mixed use development near 17th and Broadway, adjacent to the Greater Tacoma Convention and Trade Center. Phase 1 of the project will include a 300 room 4 star hotel, with 10,000 square feet of ballroom space, a minimum of 200 parking spaces, 9,000 square feet of auxiliary function rooms, two restaurants, one bar, a pool, and a workout room. Phase 2 would include additional retail, parking and residential units.

The site is within the Union Station Conservation District overlay zone, and will require approval from the Landmarks Preservation Commission. The Commission was briefed on this project in February and March of 2015 and issued a preliminary design approval for the project's height and massing, on April 22, 2015.

The project team will now update the Commission on the new design direction in preparation for submitting for approval at the next Landmarks Preservation Commission meeting.

ACTION REQUESTED

Feedback and guidance.

Mr. David Kelley, Ankrom Moisan Architects, commented that they wanted provide an update on what they had done with the project over the last 14 months. He commented that they had received a lot of great input from the City of Tacoma and the Convention Center. Mr. Kelly reported that the project would be flagged for Marriott Hotels and that they had offered a lot of great input as well.

Mr. Gregory Wharton, Ankrom Moisan Architects, noted that the scope of the project had not changed much since the presentation 14 months ago. He commented that the goal of the meeting was to provide an update on the changes that occurred in response to three items: feedback from the Commission, Marriott Hotels coming onboard as the flag of the project, and some additional requirements from the City. In seeking to resolve those issues that were raised, Mr. Wharton reviewed a checklist addressing ten issues raised by the Commission for the Commerce Street frontage, the tower, and loading access. He reported that changes in response to the issues raised included a redesigned frontage, the internalization of the exit stair, the separation of the tower and podium, and the use and expansion of the Convention Center loading dock. Mr. Wharton reviewed that the Commission had expressed a preference for aligning the front of the building with the adjacent frontages. In response, they had two different frontages which were each aligned with the adjacent building. They had shifted entrance and vehicular dropoff to the north to align with the Convention Center frontage. To enhance the entrance as an urban experience, they were proposing visually extending the entrance through landscaping and paving to Tollefson Plaza. As part of making the change, they were able to eliminate one of the four curb cuts along Commerce Street. The main garage entrance would still be on Broadway.

Mr. Wharton commented that they had also had revisited the design concept and looked at an evolved way to make the project an expression of the blending of old and new Tacoma. They had also begun to think of the design in terms of layers instead of a composition of blocks to create an icon for the future of Tacoma. Mr. Wharton discussed the historic context and key elements including repetition of bays and a hierarchy of fenestration as they move up through the building, which suggested a number of design elements for the podium design of the building. Looking at precedents of new Tacoma they considered bold expressions of geometry, planes of glass, layering of transparency, and strong iconography. They picked up some design cues from the Convention Center, in particular the large canted glass façade, which would be layered behind the old Tacoma element. The historical reference façade created a continuous frontage across Commerce Street with the canted plane behind it, which was the modern façade. Mr. Wharton added that the canted façade would also extend to the Convention Center, providing a bridge across at the upper level. A number of horizontal planes would cut through the layers of old and new, stitching them together. Mr. Wharton discussed some conceptual illustrations of design.

Commissioner Schloesser asked about the canted glass façade and if it would continue across to the Convention Center. Mr. Wharton confirmed that it would and that it would also provide a bridge connection between the hotel and Convention Center.

Commissioner Schloesser asked if there would be a pronounced gap between the hotel and the Carlton building. Mr.

Kelley responded that they needed a seismic gap between the building. Mr. Wharton noted that there would be an 8-10 inch gap.

Commissioner Thorne asked if the canted glass plane would extend into the Convention Center property. Mr. Wharton confirmed that it would cross over the corner of the Convention Center.

The tower was discussed. Mr. Wharton discussed taking the overlapping layers on the podium and having that grow into a distinctive emerging icon that would be a strong, compelling, iconic presence either from up close or miles away. To accomplish that they would be using color and texture on the exterior façade and distinct planes of architecture defining the shape of the tower. He commented that they were looking at inflecting the massing, turning the exterior walls into each other, and tapering the edge of the tower so that the light can reflect off of it in different ways. Within each of those planes in the tower they would bring in interwoven materials including windows, solid walls, and sun shade elements projecting from the exterior providing texture and throwing some colored reflections across the face of the building as the sun moves around it. An image of the design concept was reviewed.

Commissioner Schloesser asked if the angles shown in the illustration were reflected on the north side of the tower. Mr. Wharton responded that they were and that the only pieces of the building that were at 90 degree angles were the end pieces. Commissioner Schloesser asked if the tower was the same height as it was in the earlier concept. Mr. Wharton responded that basic configuration and location of the tower was the same as the massing diagram presented 14 months earlier.

Commissioner Thorne asked if the square footage had changed. Mr. Wharton responded that they were in conversation with Marriott about the distribution of square footage and the number of rooms, so the total square footage was in flux.

Commissioners discussed the podium. Commissioner Williams commented that the podium was a huge improvement. Commissioner Steel commented that no longer having the shape of a drive going through the building had transformed it and the storefront standards of the district were much better reflected in the design.

Commissioner Steel added that the stitching of the podium and the Convention Center made the Convention Center look better by providing some context. Chair Chase agreed and commented that she liked the layering. She added that she was interested in the material palette, suggesting that it would be best if the brick color was similar to the Carlton. Commissioner Steel commented on the pilasters, recommending that the brick module be maintained in the structure of the pilasters so that it feels like a more historic façade. Chair Chase asked how the Convention Center abuts the podium and how the connection would be discerned beyond the façade as a person walks into the building. Commissioner Johnson asked if the door at the convention center ramp was a double wide door. Mr. Wharton responded that it was, but that it would be valet only. Commissioner Thorne commented that moving the delivery trucks to another location was a good decision. Commissioner Flemister asked about how the pool deck related to the facade. Mr. Wharton commented that the façade design was expressing what was happening programmatically behind it, noting that the glass wall of the pool deck extended up and became a wind and privacy barrier. Commissioner Flemister asked about the why the central element was sticking up. Mr. Wharton responded that it provided a covered area for people on the pool deck and also helped to identify the location of the front door.

Commissioners discussed the tower. Commissioner Flemister asked if the glass fins would be the sunset tone shown in the images or if the color would change throughout the day. Mr. Wharton responded that they were still considering the what materials would be used, but the goal was to create an element that throws reflected light and shadow across the building. Mr. Wharton added that the fins would be colored elements and that he wanted a laminated glass fin with a dichroic inter layer that would change color depending on the angle. Another possibility would be to potentially go with a perforated metal screen with a dichroic coating on the metal. Commissioner Flemister commented that she would prefer a glass material to metal because of the transparency element and the variability from different angles. Commissioner Steel reviewed that during the previous discussion Commissioners had concurred that a glass box would have been more subdued given how dominant the scale was for the context. He added that one way of addressing that would be a more restrained and simplified tower. He commented that he liked the transparency, texture, and color, but was bothered by the solid and transparent mix. He commented that the effort to be geometrically iconic was in conflict with the subtle urban qualities of the district. Commissioner Steel commented that it was trying to do so many things, but the added fins and sculptural play was taking it a little too far.

He commented that he would prefer something more subtle that didn't call so much attention to itself through formal geometry, which would help make it more deferential to the material fabric of the neighborhood. Commissioner Williams commented that it seemed like too big of a disconnect from the podium and that it should be subservient. Commissioner Flemister commented that because the podium cannot be seen from miles away, that the tower has a different role to play and that it was not a problem that it makes a statement. Commissioner Schloesser commented that she'd like to see perspectives showing the tower from locations like I-705 and the Tacoma Art Museum.

5. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates

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

2016 Events

1. Neighborhood History Walks with the Councilmembers, June-August 2016 TBD
2. Prairie Line Trail Community Meeting (5:30pm @WSHM, July 21st)
3. History Happy Hour Trivia Night (7pm @ The Swiss Restaurant & Pub, August 17th)
4. Downtown on the Go: UWT/Prairie Line Trail Walk (12pm @ UWT Stairs, October 5th)
5. Third Annual Holiday Heritage Swing Dance: Remember the Railroad (6pm @ Freighthouse Square, November 4th)

Mr. McKnight reviewed that at 2130 Commerce Street, in the Union Station Conservation District, there had been a significant fire. He reported that an application for a demolition permit had been submitted for the building and that about 90% of the building was gone. He noted that the demolition review process was designed to prevent unnecessary demolitions, but that in this case the applicant would ask the Commission to waive the procedural requirements. Mr. McKnight asked if the Commission wanted to see the permit application, or if staff should proceed with the review of the permit. He commented that he would advise the applicant if the Commission wanted to proceed with the application review. Commissioner Flemister commented that as the building could not be saved they should be allowed to proceed with permitting. Commissioner Thorne asked if the cause of the fire had been determined. Mr. McKnight responded that it had not.

There was a motion.

"I move to waive the requirement that they come before the Landmarks Preservation Commission for a demolition permit."

Motion: Williams

Second: Flemister

The motion was approved.

Chair Chase reported that the Tacoma Public Library was proposing closing down the Northwest Room for budgetary reasons. She commented that it was a tremendous resource and that it would be heartbreaking if that resource were to go away. She asked if the Commission wanted to consider doing something as it was an important supporting resource and they did not have a municipal archive that contains those records. Discussion ensued. Mr. McClintock recommended sending a letter to the City Manager and also copying the City Council and the Library.

There was a motion.

"I move that the Landmarks Preservation Commission direct City staff to write a letter to City Council encouraging the northwest room at Tacoma Public Library to remain open."

Motion: Steel

Second: Williams

The motion was approved.

Chair Chase noted that a sheet on the Prairie Line Trail was included in the packet.

Commissioner McClintock reviewed that he had announced that he would be resigning and that Commissioner Johnson would be taking the ex-aficionado position. He reported that the City Council had instead chosen Commissioner Johnson for a voting member slot, so he would be remaining as the North Slope ex-aficionado.

Commissioner Steel reported that there would be a North End Tacoma Neighborhood Council meeting on the Cushman power plant building. Mr. McKnight reported that the building was used primarily for storage by Tacoma Public Utilities, who would be removing the lattice towers on 21st Street, which were part of the national register. The substation would not be affected at the time, but equipment in the yard would be removed.

6. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 6:59 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer