

**Members**

Kevin Bartoy, Chair  
Ken House, Vice-Chair  
Roger Johnson  
Lysa Schloesser  
James Steel  
Jeff Williams  
Jennifer Mortensen  
Alex Morganroth

Marshall McClintock, North Slope Ex-Officio

**Staff**

Reuben McKnight, Historic Preservation Officer  
Lauren Hoogkamer, Assistant Historic Preservation Officer  
Alison Wilkerson, Office Assistant



# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department

Date: February 14, 2018

Location: 747 Market Street, Tacoma Municipal Building, Room 243

**Commission Members in Attendance:**

Kevin Bartoy, Chair  
Roger Johnson  
Lysa Schloesser  
Jeff Williams  
Jennifer Mortensen  
Alex Morganroth  
Marshall McClintock

*Staff Present:*

Reuben McKnight  
Lauren Hoogkamer  
Alison Wilkerson

*Others Present:*

Claire Keller-Scholz  
Susan Johnson  
Bob Katica  
William Beckett

**Commission Members Absent:**

James Steel  
Ken House

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

**1. ROLL CALL**

**2. CONSENT AGENDA**

- A. Excusal of Absences
- B. Administrative Review:
  - 913 N. Ainsworth—Windows

**3. TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING**

- A. 8426 6<sup>th</sup> Avenue, Hotel Hesperides/Titlow Lodge

Ms. Hoogkamer read the staff report:

**AGENDA ITEM 3A: 8425 6<sup>th</sup> Avenue, Hotel Hesperides/Titlow Lodge**

*Claire Keller-Scholz, MetroParks*

**BACKGROUND**

Designed by Tacoma architect Frederick Heath, the Swiss Chalet-style building known as Titlow Lodge was built in 1911 and named Hotel Hesperides by owner Aaron Titlow. Titlow Lodge meets Criterion B for its connection to preeminent Tacoma architect Frederick Heath and Tacoma attorney Aaron Titlow. The building also meets Criterion F as a unique and established visual feature of the City. Even though Hotel Hesperides/Titlow Lodge has been altered considerably over the years, it was its significance to the local community, as a public gathering space, that convinced the Metropolitan Park District’s Board of Park Commissioners to remodel rather than demolish the building in 1937.

**REQUESTED ACTION**

The purpose of this hearing is to hear public comment and determine whether the nominated property meets the criteria for designation and should be scheduled for City Council.

### 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.

### STANDARDS

The property is nominated under the following criteria:

*B. Is associated with the lives of persons significant in our past;*

*F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.*

### ANALYSIS

1. At over 107 years-old the property meets the age threshold criterion.
2. Changes older than 50 years may be significant in their own right; the property retains its integrity, including its massing, scale, feeling, and most materials resulting from the 1937 conversion from hotel to parks building. At this time, the upper two floors were demolished and the building was reroofed. In 1983, the two stairs on the south façade were replaced with a single staircase and an ADA ramp was added. In 2010, the windows and doors were restored and the chimneys were demolished.
3. Titlow Lodge meets Criterion B for its connection to preeminent Tacoma architect Frederick Heath and Tacoma attorney Aaron Titlow. The building also meets Criterion F as a unique and established visual feature of the City.
4. During the Preliminary Review on January 10, 2018, one commissioner voted against forwarding the nomination for public hearing on the grounds that Criterion B was not appropriate for the nomination as Heath's original design was significantly altered. It was suggested that Criterion A was more appropriate for the 1937 community advocacy that resulted in the parks involvement. That suggestion was not reflected in the motion.

### 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, staff recommends that the nomination be forwarded to City Council with a recommendation for designation.

Chair Bartoy asked if anyone was representing this motion. Ms. Keller-Scholz stated that she is taking over as the Cultural Resource Manager. She will be overseeing this nomination and would take any questions from the commissioner's or citizens during this process. Mr. Sullivan, a resident, then gave his support for the motion by sharing some anecdotes. Commissioner Johnson agreed with Mr. Sullivan. Chair Bartoy commented that he would like to clarify and reiterate that he wanted to reflect that the building is more historic and not less historic.

Commissioner Williams made a motion:

*"I move that the Landmarks Preservation Commission recommend to City Council that the Hotel Hesperides/Titlow Lodge be included on the Tacoma Register of Historic Places, including the following elements:*

*Criteria B. Is associated with the lives of persons significant in our past;*

*Criteria F. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City - Finding that it does meet Criteria [Cite Criteria] of TMC 13.07.040."*

Commissioner Schloesser seconded the motion.

Chair Bartoy then thanked the public members who attended.

#### 4. DESIGN REVIEW

A. 901 Broadway, Jones Building/Pantages Theater (Individual Landmark) *Interior Upgrades*

Mr. McKnight read the staff report:

### **AGENDA ITEM 4A: 901 Broadway, Jones Building/Pantages Theater (Individual Landmark)**

*Susan Johnson, Artifacts Consulting; Bob Katica, BCRA*

#### **BACKGROUND**

Built between 1916 and 1918, the Pantages Theatre/Jones Building is an individual landmark on the Tacoma Register of Historic Places; the landmarks status includes the interior auditorium. The Broadway Center for the Performing Arts is planning to add a metal and glass awning at the Pantages Theater's northeast corner entrance, at Commerce and 9th streets. The proposed awning is similar to the historic canopy that was removed prior to the City's ownership, based on historic photos. The proposed awning will match the style and materials of the awning presently attached to the west lobby addition, along Broadway. The northeast corner's present entryway and retail storefront is less than 50 years old (c1990s). The proposed canopy will provide weather protection for that entrance as well as restore some of the historic character to the north (9<sup>th</sup> Street) facade. The awning will measure 13 feet long by 3 feet, 6 inches deep. The Landmarks Preservation Commission was briefed on the awning proposal on December 13, 2017.

This application includes modest restoration/rehabilitation, including repainting, selective plaster repair, new seating, a new floor structure at the main level, cleaning the art glass skylight, replacing and adding light fixtures, associated electrical work, and reinforcing the anchors for the heavy, suspended plaster features (eg, at the ceiling) of the landmarked auditorium. The current light fixtures, seating, flooring, row/aisle arrangement, box seats, and paint scheme all date from the early 1980s, when the City of Tacoma acquired the building. Steps at the balcony rows and box seats will be selectively rebuilt. The terrazzo in the main stairwell will be uncovered.

The new digital reader-boards have been removed from this application and will be presented to the Commission at a later date as a separate application.

#### **ACTION REQUESTED**

Final approval of the above scope of work.

#### **STANDARDS**

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

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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, 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 individual landmark on the Tacoma Register of Historic Places, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 modifications.
2. Proposed enhancements will allow the property to continue functioning as an historic theater.
3. Proposed plaster and paint changes are based on historic photos and an extensive paint study. Distinctive features and finishes are being preserved and restored.
4. No historic material is being destroyed; removed features are from the 1980s. The new awning is based on historic photos and is being added to a non-historic entryway.
5. The proposed changes could be removed without harming the historic integrity of the property.

## **RECOMMENDATION**

Staff recommends approval of the application.

Ms. Johnson, the applicant, began by presenting the Commissioners a Power Point. She reviewed pictures of the interior of the building. Mr. Katica began to talk about the restoration of the plaster, and adding some additional supports, stabilization, and safety features. Mr. Painter, director of Operations for the Broadway Center, added that the stabilization of the ceiling and skylight during an earthquake is of utmost importance. Mr. Katica then began to discuss paint choices for the Pantages. Continuing on with the presentation, Ms. Johnson presented about the seats. Mr. Katica discussed the aisle and flooring, as it is currently hazardous and they would like remodel some of this area by reframing the floor. Mr. Katica began to discuss the lighting for the aisle's that won't create too much glare. He then proceeded to discuss further details regarding the remodel process. Ms. Johnson presented remodel ideas regarding the chandeliers and acoustics. Mr. Katica stated that the chandeliers will be replaced with can lights because they create a glare. He also stated that some of the wall sconces have been chosen to be an acorn vintage shape and will be retrofitted with LED lightbulbs. The backlighting for the stained glass skylight will be re-done and retrofitted with LED lights too. Further discussion ensued regarding lighting.

Commissioner Williams asked if the original floor was a type of material called terrazzo. Mr. Painter explained that the original floor was raw concrete that was so rough it had a wood floor framed above it, as seen in the earliest pictures. Further discussion ensued regarding flooring. More pictures were viewed regarding the skylight, floors, seating, chandeliers, and architectural details from the original construction and the 1980's remodel versus their current plans. Commissioner Williams commented that his understanding is that with the new seating system, that for an upcoming event, there is not the option to protect the seating. Mr. Painter responded that it's not that they couldn't, it's that they don't want to due to keeping the new seating system as protected as possible.

Mr. Katica began to discuss the Commerce and 9<sup>th</sup> into the basement level. He expressed they would like to remodel that area for easier public access, as well as clearly deciphering what areas are restricted. He also commented there's not much that can be done with the store front. Chair Bartoy wanted to state that Commissioner Morganroth has left the building, and the rest of the Commissioners are now open to ask questions. Commissioner Schloesser asked what are the time frames on the renovations. Mr. Painter answered that they are hoping to start by May 15<sup>th</sup> and end in November. Further discussion highlighted future plans beyond 2018. Commissioner Johnson asks about ceiling lights, and Mr. Painter and Mr. Katica explained that in order to reduce the glare from hanging fixtures, they needed to try a new feature. Mr. Painter explained that the lighting needs to drastically improve due to the building is already under code in the lighting

department. Chair Bartoy asked how the paint colors were chosen for the renovations. Mr. Katica answered that they chose a lighter base color and a color glaze to add depth, as well as chose colors that were similar to the original design. More discussion ensued regarding paint color.

Commissioner Williams made a motion:

*"I move that the Landmarks Preservation Commission approve the application for 901 Broadway, as submitted."*

Submitted by Commissioner Williams on the 1<sup>st</sup> and Commissioner Mortenson on the 2<sup>nd</sup>.

The motion was approved.

B. 454 Saint Helens Avenue, Walker Apartments (Individual Landmark) *Sign*

## **AGENDA ITEM 4B: 454 Saint Helens Avenue, Walker Apartments (Individual Landmark)**

*William Beckett, Red Star Taco Bar*

### **BACKGROUND**

Built in 1927, Walker Apartments is an individual landmark on the Tacoma Register of Historic Places. The applicant is proposing a red star-shaped, wall-mounted, aluminum sign for the southeast corner of the building. The sign will have a white vinyl border with red neon lighting. It will be mounted to 8" brackets that will replace the current brackets, no new drilling would be required. The sign will be 4'-6" wide, 4'-4" high, 13" in diameter, and 9'-10" above grade.

### **ACTION REQUESTED**

Final 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. This property is an individual landmark on the Tacoma Register of Historic Places, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 modifications.
2. No historic material is being removed or altered. There will be no new drilling into the masonry.
3. The sign is differentiated from the historic material and compatible in size and scale.
4. The sign could be removed without harming the integrity of the historic property.

### **RECOMMENDATION**

Staff recommends approval of the application.

Mr. Beckett began by explaining that he would like to hang a neon sign on the corner of the historic building. He proceeded to show samples of the neon sign, vinyl, and paint that would be on the sign. He explained that his sign would not be too far out of line from the rest of the surrounding signs in the neighborhood.

Commissioner Schloesser asked where the vinyl goes on the sign, and Mr. Beckett explained how it would wrap around the sign.

Mr. McClintock commented that he is concerned how the sign will attach to the brick. Mr. Beckett explained he would be using existing bolt holes to not add further damage. Further discussion ensued regarding the sign. Mr. Beckett is hoping to open the door to the public on March 13<sup>th</sup>.

Commissioner Williams made a motion:

*"I move that the Landmarks Preservation Commission approve the application for 454 Saint Helens Avenue, as submitted."*

Motion: Williams

Commissioner Johnson seconded the motion.

Motion was approved.

## 5. PRESERVATION PLANNING/BOARD BUSINESS

### A. Events and Activities Update

Ms. Hoogkamer read the Events and Activities Update:

#### 2018 Events

1. Social Media Photo Contest (February)
2. Trivia Night (6pm @ The Swiss, March 21<sup>st</sup>)
3. **Historic Preservation Month** (May)
  - i. City Council Proclamation (5pm @ City Council Chambers, May 1<sup>st</sup>)
  - ii. Tacoma Historical Society's Historic Homes Tour (TBA)
  - iii. Kick Off Salvage Art Show (TBA @ Earthwise Tacoma, May 5<sup>th</sup>)
  - iv. Amazing Preservation Race: Trapped at Fort Nisqually (TBD)
  - v. Historic Preservation Awards (TBD @ Stewart Middle School, May 18<sup>th</sup>)
  - vi. Youth Historical Fiction Reading (TBD @ Black Kettle Bites and Brews, May 21<sup>st</sup>)
  - vii. Bike Month Event (TBD, May 25<sup>th</sup>)
4. Trivia Night (6pm @ The Swiss, June 20<sup>th</sup>)
5. LPC Training (TBD)
6. Trivia Night (6pm @ The Swiss, September 19<sup>th</sup>)
7. Fifth Annual Holiday Heritage Swing Dance (6-9pm @ TBA, Nov. 4<sup>th</sup>)

## 6. CHAIR COMMENTS

Commissioner Johnson commented that he was unsure of what he volunteered for at the previous meeting. Chair Bartoy explained it was for a code revisions group and that he would follow up with him.

The meeting was adjourned at 6:50 p.m.