



#### Members

Chris Grantfield, *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*

# MINUTES

## Landmarks Preservation Commission Planning and Development Services Department

#### Staff

Reuben McKnight, *Historic Preservation Officer*  
Lauren Hoogkamer, *Historic Preservation Coordinator*

Date: July 8, 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  
James Steel  
Lysa Schloesser  
Lauren Flemister  
Ross Buffington

#### Staff Present:

Lauren Hoogkamer  
John Griffith

#### Others Present:

Susan Johnson  
Lari Ryan  
Milton Tremblay  
Pat Clark  
Jeannie Nadia  
Elizabeth Moggio  
Shawn Roberts  
Rhoda Lawrence

#### Commission Members Absent:

Jeff Williams  
Jonah Jensen  
Marshall McClintock

Chair Chris Granfield called the meeting to order at 5:33 p.m.

### 1. ROLL CALL

### 2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 6/24/2015

The minutes from the 6/24/15 meeting were reviewed. Vice-Chair Katie Chase noted that she had made a comment expressing concern about the precedent being set by approving the replacement of all windows at Stewart Middle School. The minutes were approved as amended.

### 3. TACOMA REGISTER OF HISTORIC PLACES—PRELIMINARY REVIEW

- A. 2702 North Puget Sound Ave

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 house 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 terra cotta rosette tiles and Head of Mercury, in the garden wall, are from former Fire Station No. 6 (built in 1890, demolished in 1974). The bricks in the garden wall and walkways are from Visitation Villa, a Catholic girls' school in Lakewood (built in 1923, demolished in 1956). The porch railing, cornice board, and dentil molding in the living room are from the Women's Clubhouse (built in 1890, demolished in 1961). The front door grilles are from the Bonneville Hotel and some of the wrought iron fencing and an ornate interior door are from the Hotel Brooklyn (built in 1888). Other features and fireplaces came from the Henry Hewitt House (built in 1889, demolished in 1957); the Perkins

House (built in 1890, demolished circa 1960); the Manor Apartments (built in 1888, burned in 1961), and other unknown buildings from Tacoma's history. Staff recommends that the house also be considered under Criterion D for the layers of architectural and cultural history embodied in the salvaged features.

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. William Keyser was a firefighter for the Tacoma Fire Department, which gave him access to some of the salvaged elements. The first owners of the home were Ferdinand and Laura Mead.

The building is nominated under the following criteria:

*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;*

Staff recommends that the building also be nominated under the following criteria:

*D. Has yielded or may be likely to yield, information important in prehistory or history;*

#### **REQUESTED ACTION**

Determination of whether the property nominated to the Tacoma Register of Historic Places appears to meet the threshold criteria for nomination, and if so, scheduling the nominations for public hearing. The commission may forward all or part of the nomination for future consideration.

#### **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.

#### **STANDARDS**

The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:

1. Property is at least 50 years old at the time of nomination; and,
2. The property retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance.

#### **ANALYSIS**

1. At 112-years-old the structure meets the age threshold criterion.
2. The exterior of the home retains a high degree of integrity. The garage and greenhouse were added by the Keyzers between 1955 and 1965. Between 2006 and 2014, the current owners enlarged the east dormer to meet egress requirements. The addition of salvaged architectural elements is part of this building's significance.

Vice-Chair Katie Chase recused herself.

Ms. Susan Johnson noted the location in the Proctor area and discussed the history of the home. It was built in 1903, part of the Puget Park addition platted by Allen C. Mason in 1888. Most of the surrounding single family homes were built between 1905 and 1930. The home had been on the historic homes tour on at least two occasions. The style of the home

was described as a colonial revival bungalow and the details typical of the style were reviewed.

The home alterations were discussed. Ms. Johnson reported that William and Paula Keyser purchased the home in 1955 and made alterations, mostly to the interior, using materials from demolished buildings in the area. Historically the home had an unfinished attic that had been converted to a bedroom in recent years. The floor plan was unchanged, save for the addition of a garage. The Keyzers had upgraded windows and added porch balustrades. Brick in the courtyard came from Visitation Villa, a Catholic Girl's school that was opened in 1923. Ms. Johnson noted that in 1965 The Tacoma News Tribune ran a feature story was on the house. Ms. Lari Ryan, the property owner, highlighted drawers that Bill Keyser had built into the stairs, a wrought iron fire place from the Hewitt House, and doors salvaged from the Manor Apartments. Ms. Johnson listed additional items salvaged from demolished buildings including the Head of Mercury from the parapet of Engine House 6. Items salvaged from the Hewitt Mansion included the bay window, cast iron fire place, and the fireplace in the living room. The front doors were repurposed elevator grills from the Bonneville hotel. A door was also salvaged from the Brooklyn hotel.

Commissioner Eugene Thorne noted several homes in the Edison area that were similar in design.

Commissioner Duke York commented on having lived in the area his whole life, noting that back when he used to walk to Washington Elementary he would talk to Mr. Kaiser as he was building the courtyard wall.

There was a motion.

*"I move that we approve this nomination, 2702 North Puget Sound Ave, to the Tacoma Register based on criteria C."*

Motion: York

Second: Thorne

The motion was approved.

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

##### **A. 1735 Jefferson Ave (Union Depot/Warehouse Historic District)**

Ms. Lauren Hoogkamer read the staff report and noted that staff had met with the applicant and the application was now for conceptual approval.

#### **BACKGROUND**

The former Tacoma Biscuit & Candy Company was built in 1904 and is a contributing structure in the Union Depot-Warehouse Historic District. The proposed rehabilitation is intended to convert the building into the new UWT Urban Solutions Center. The applicant is proposing replacing the Jefferson Avenue storefront with painted aluminum windows, fixed transoms and a low bulkhead wall. Research indicates that the locations of the doors and lights in the storefronts have been rearranged over time, but the original transom and sill heights have been maintained. These heights will be retained in the new storefronts. The entrance would be relocated to the fourth bay under the proposed new steel canopy, which would be similar to the historic canopy. Like the original canopy, the new canopy would be supported by tie rods anchored to the masonry piers, with attachment points near the second level window sills. The deteriorated existing metal cornices would also be replaced. The upper windows will be replaced with large fixed double hung windows and sheet metal panels in continuous vertical bays between the masonry. New insulated, non-combustible metal stud walls will support aluminum or aluminum-clad wood windows. Sheet metal panels at spandrel areas between windows will be designed to match the overall proportions of the existing panels. The applicant is considering Marvin, Wausau and Traco products. The original windows have rotted and warped wood and corrosion of the metal trim. The proposal also includes removing the storefronts along the Prairie Line Trail and replacing them with painted aluminum windows with a tripartite division in each bay. The transom line and proportion of the large center mullions will be matched. Two large kinetic doors will open to the interior spaces. The masonry will be cleaned and coated with a breathable light gray coating in the included color scheme. Evidence indicates that the masonry is a light color and has historically been painted a light color, while the windows were darker. On the south façade the deteriorated masonry was found to appropriate for interior use only. The applicant is proposing to add exterior insulation and Richlite Rainscreen panels, which have been used on the exterior of the Tacoma Art Museum, as well as a new door to connect the building with the adjacent Science Building. The

fire escapes and exterior staircase would be removed. The scuppers, conductor heads, and downspouts would be replaced.

The Commission was briefed on this project on December 10, 2014. At that time the Commission expressed concern about the replacement of the windows and storefronts and the removal of the fire escapes. The current fire escapes are not original or structurally sound. Windows and fire escapes are not addressed in the Union Depot/Warehouse District design guidelines.

#### **ACTION REQUESTED**

Approval of the above scope of work.

#### **STANDARDS**

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

**2. Scale.** Scale refers to a building's comparative relationship to neighboring buildings and its fit within the districts. The typical four-story building in the districts is 50 feet wide and 100 feet deep. Two such "basic blocks" side by side are proportionally similar to the main section of Union Station and illustrate the scale and size of structural components in the districts. Scale is also determined by the proportions of the architectural elements within the composition of the individual building facades. Exterior building facades shall be of a scale compatible with surrounding buildings and shall maintain a zero setback from the sidewalk. Window and door proportions, including the size and design of the wood sash and frame floor height, floor shapes, street elevations, and other elements of the building facades, shall relate to the scale of the surrounding buildings.

**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.

**5. Storefront Design.** A major character-defining feature of the buildings within the districts is the storefront. The composition of the storefronts is consistent from one building to the next, and serves as a unifying feature of the districts by forming a continuity along the street. Preservation of the storefront is essential to the maintenance of the districts' image and character. Rehabilitation of an existing building shall include preservation of the existing storefront or reconstruction of a new storefront which is compatible with the original in scale, size, and material. New construction shall also include storefronts. Street level retail sales and service uses, as described and defined in TMC 13.06, should be strongly considered for ground floor use along Pacific Avenue in order to more effectively implement storefront design.

**6. Awnings.** Awnings have been a traditional addition to the facades of buildings within the districts and shall be encouraged within the districts as a functional exterior feature. All awnings shall be compatible with the historic character of the buildings and shall be based in design upon historic counterparts. They shall also:

- a) Reflect the shape and character of the window openings;
- b) Be, or appear to be, retractable in the form of historic awnings;
- c) Constructed with canvas-like fabric rather than high gloss in texture;
- d) Not be back-lit or translucent;
- e) Be in colors and/or patterns which complement the building and have basis in the historic record;
- g) Be attached to the buildings in a manner which does not permanently damage the structure
- h) or obscure significant architectural features.

**8. Color.** Building colors should contribute to the distinct character of the historic building. Original building colors should be researched and considered in any new color scheme. Whether contrasting or complementary, the colors should reflect the design of the building. Building colors should utilize a limited palette. Colors should be selected to emphasize building form and highlight major features of the building. Color schemes using several colors should be avoided and surfaces which are not historically painted should not be painted.

F. The Landmarks Preservation Commission may, at its discretion, waive mandatory requirements imposed by Section 13.07.290 of this chapter. In determining whether a waiver is appropriate, the Landmarks Preservation Commission shall

require an applicant to demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of those mandatory requirements of Section 13.07.290 would be unnecessary to further the purposes of this chapter. Such waiver shall not exceed the requirements set forth in the underlying zoning district, except where specifically provided for in TMC 13.06A.070.B. (Ord. 27748 Ex. A; passed Oct. 14, 2008; Ord. 27429 § 3; passed Nov. 15, 2005)

#### **ANALYSIS**

1. This property 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.
2. The scale of the original transom, openings, and canopy is being maintained.
3. The Richlite Rainscreen panels are not a material recommended by the design guidelines but the metallic surface is consistent with the surround campus and new construction.
4. Staff has requested additional information on the storefront design. The proposed design maintains the overall configuration and scale, but departs from the existing condition by adding an aluminum system, eliminating several entrances and replacing the wood knee walls with a metal or polyurethane clad reproduction.
5. The proposed canopy is similar to the historic canopy.
6. The proposed color choice takes into consideration the color of the masonry and historic paint layers.

#### **RECOMMENDATION**

Staff recommends approval of the application, but defers recommendation on the new storefront design until further information is provided.

Mr. Milt Tremblay reported that the capital budget had approved 16 million dollars towards the enclosure of the building. Mr. Tremblay noted that they were seeking the Commission's concurrence on the proposed design

Ms. Elizabeth Moggio discussed the unique details of the building, noting that the fenestration pattern was very modern for when it was constructed. She noted that 1735 Jefferson would be the last of the Warehouse Heritage projects and the first building that would open to the Prairie Line Trail. It was noted that the building had been known as the Tacoma Biscuit and Candy Company, the Tacoma Paper and Stationary Building, and would ultimately become the University of Washington Tacoma's Urban Solutions Center. She noted that they were at the design and development stage and were looking for conceptual approval on a list of items. Ms. Rhoda Lawrence discussed the history of the site, being part of the Union Depot Historic District. It was constructed in 1904 and originally had entrances on both sides due to its operation as a production facility.

It was noted that the State funding granted to the project had some criteria including energy performance standards. The projected occupant load was for 950 people which would be a significant change to how the building was used and would require retrofitting to meet type IIIB construction. The windows would also be getting thicker glazing and Low-E coating.

The Jefferson Avenue storefronts were discussed. The existing storefronts were noted as being different from others on Jefferson Ave by having large display windows with thin mullions, a fixed transom, and a low bulkhead wall. They were seeking to replace the storefront using physical evidence and photographs as a model for compatible substitute materials. The program inside of the storefront would be active and occupied at all hours. They were proposing to replace the existing storefront windows with a prefinished aluminum on a built bulkhead wall. They were proposing a SSG mullion with a weather seal cap. Photos of the existing conditions were reviewed. It was noted that little of the original wood remained and the glass in the openings was a safety risk, not meeting current safety standards. Additionally, they were proposing returning the entry to the original location in the fourth bay. They were also proposing to eliminate the multiple recesses for doorways to make room inside of the building and to clarify where the entrances are.

The windows on the east and west facades were discussed. It was noted that the windows were not in punched openings

similar to other buildings in the area, but were framed into wood studded walls supported by steel beams. They were proposing replacement with inoperable aluminum clad windows that would match the size and details of the original windows. It was noted that previously the Commission had requested documentation on the state of the window condition. Photos of the present conditions of the windows were shown and water damage and rot were noted. The reasons for the proposal to remove the frames included air gaps visible between the windows and masonry; the difficulty of retrofitting the support wall assembly with non-combustible construction; the depth of frame not accommodating the required glazing; and general maintenance concerns with wood windows. Schematics comparing the original and proposed window were shown.

Masonry at the East and West walls was discussed. Testing had revealed that the walls were constructed of a grey pressed masonry brick with existing damage from prior attempts at paint removal. The raised masonry band details were in good shape and would be maintained. They were hoping to maintain the sandstone detailing with limited repair. The proposed color scheme for the building was discussed with a range of light gray tones for the masonry and darker grey tones for the windows and storefronts.

The Prairie Line Trail entrances were discussed. The main entry would remain on Jefferson. They were attempting to maintain the design intent of the Prairie Line Trail entrance not being the main entry with appropriate detail and the size of the openings. The existing wood framing and glazing at the entrances had been heavily modified over time. A connecting stair that had been added in front of one of the openings would be removed. They were proposing to remove the existing glazing and framing and replacing with a prefinished aluminum storefront with double mullions. They were also proposing two large kinetic door openings that would pivot open at the transom line.

The south façade was discussed. Testing had found that the exposed south wall had been originally intended to be an interior party wall. The space between the south wall and adjacent building would be maintained as a pedestrian corridor. They were proposing covering the wall with a rain screen system that would provide protection for the wall. It was noted that the material ages of time and develops a patina and slightly mottled character. A pattern of panelization would be used to break down the scale of the wall. Tests done to the brick on the south wall were discussed. It was noted that repainting throughout the building's history had removed any of the original ghost signage.

The Jefferson Avenue canopy was discussed. They were proposing reconstruction of the previously existing entry canopy with materials that match the previously existing element. The current bubble fabric awnings would be removed and a new canopy of painted steel would be constructed similar to the previously existing canopy. The decorative metal bands at the east and west walls would be replaced with bands of similar construction to the original. It was noted that existing horizontal metal surfaces were rusting and had been penetrated by multiple reconfigurations of downspouts over the years.

The fire escapes were discussed. It was noted that while the element was of visual interest, it was not covered in the design guidelines and was listed as minimal significance in the Historic Resources Addendum Report. Based on historic photos the fire escapes did not match the original configurations. They were proposing removal of the fire escape due to safety concerns and the state of degradation. Ways to reuse the structure in a decorative way were being explored.

Conductor Heads and Downspouts were discussed. They would be utilizing the existing scupper locations at the roof and reconstructing conductor heads and downspouts based on historic photos.

Vice-Chair Katie Chase recused herself.

Commissioner James Steel disclosed that he had previously served on a board with Shawn Roberts and currently serves on boards with members of Miller Hull.

Commissioner Eugene Thorne expressed concern that the dock space was being removed and added that the fire escapes highlighted the industrial character of the building. Mr. Tremblay noted that they were looking for the opportunity to reuse features that were being removed as non-functional elements. Commissioner Steel concurred that removing the fire escape would result in a loss of industrial texture and context. He recommended putting some texture back onto the façade. Mr. Tremblay commented that they didn't want to create a challenge for cleaning the windows or provide a place where birds would potentially perch. Ms. Hoogkamer commented that retention of the fire escapes was not included in the

district design guidelines.

Commissioner Steel commented that he would like to see more development of the window fenestration details and more documentation on the proposed replacement for the storefronts. He commented that for the bays it would be important to maintain the same proportion, textures, and depth of detail. He requested documentation on the removal of the alcoves. He expressed support for the proposed design for the rain screen on the south wall.

Chair Granfield asked for clarification that the Jefferson Avenue entry had been limited to bay 4 and if the bays had any original material. It was noted that some of the bays had been heavily modified. Chair Granfield asked if top of the canopy on Jefferson Avenue would be metal. They responded that it would be.

There was a motion.

*"I move to approve the conceptual design application for 1735 Jefferson Ave, the Tacoma Biscuit and Candy Company, as submitted."*

Motion: Steel

Second: York

The motion was approved.

**B. 776 Commerce St, Winthrop Hotel (Old City Hall Historic District)**

As the applicant was not present, Chair Granfield reported that they would review the staff report and application and postpone any action if the Commissioners had questions for the applicant.

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. On March 11, 2015, the Commission approved the full restoration project. The applicant is now proposing widening the 5' service entry—located at the north end of Commerce Street—to 9' and replacing the non-original door with a door that matches the original 1925 sketches. The new wood door would be painted brown to match the replacement windows; the applicant has used this type of door in another Tax Credit project. The adjacent window would be removed to allow for the widening.

**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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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.

**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 widening of the service entry would not alter the character defining features.

3. Distinctive features and finishes are being preserved.
4. The changes do not destroy historic materials that characterize the property. The new doors are compatible in massing, size, scale, and design.

#### **RECOMMENDATION**

Staff recommends approval of the application.

The design of the door was discussed. Vice-Chair Katie Chase commented that the X across the door shown for the proposed design would not fit with the character of the building. Commissioner Laureen Skrivan commented that the door design was too residential. Commissioner James Steel recommended that the applicant consider to the door design from Pacific Brewing and Malting as an example of what they would approve. He also questioned the need for the garage door to be a panelized door. Ms. Hoogkamer commented that they could approve the widening and postpone the design of the door for administrative review.

Commissioner Steel commented that if the applicant was returning they could provide more clarification on why the widening was necessary. Discussion ensued.

Commissioners concurred that they would like the applicant to return with other door options and clarification on why they widening was occurring.

There was a motion.

*"I move that we defer with the application for the widening of the service entrance and a new garage door at 776 Commerce Street and provide notes to the applicant that we would like more information on why they need it to be that wide and to provide additional examples of door prototypes."*

Motion: Chase

Second: York

The motion was approved.

#### **5. PRESERVATION PLANNING/BOARD BUSINESS**

##### **A. Events and Activities Updates**

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

1. 2016 Theme
2. Maritime Fest (TBD @ Foss Waterway Seaport, July 18-19<sup>th</sup>)
3. Tacoma Narrows Event, August
4. Nitty Gritty Salvage Slam, October
5. Eyes of the Totem (TBD @ the Rialto, September 18<sup>th</sup>)
6. Holiday Heritage Dance (6-9pm @ Titlow Lodge, November 13<sup>th</sup>)

Ms. Hoogkamer recommended the theme "#SecretTacoma: Tacoma's Surprising History" for the 2016 preservation month.

There was a motion to approve the proposed theme.

"So moved"

Motion: Steel

Second: York

The motion was approved.



**6. CHAIR COMMENTS**

Mr. Ross Buffington discussed the emergency roof replacement for Old City Hall and reported on the original copper roofing tiles having been sold to an antique store. Discussion ensued. Commissioners requested clarification as to what the original agreement had been with the owner regarding storage of the original roofing materials. Ms. Lauren Hoogkamer reviewed that the certificate of approval had included that the owner agreed to store the original copper and what had been sold were field tiles. Mr. Buffington requested that the city attorney be consulted to review the agreement and consider whether the copper could be recovered.

There were no comments from the Chair

The meeting was adjourned at 7:08 p.m.

Submitted as True and Correct:



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Reuben McKnight  
Historic Preservation Officer

