



#### 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: July 22, 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  
Jonah Jensen  
Jeff Williams  
James Steel  
Lysa Schloesser  
Ross Buffington  
Marshall McClintock

#### Staff Present:

Lauren Hoogkamer  
Stephen Atkinson  
John Griffith

#### Others Present:

Ben Ferguson  
Ben Mauk  
Les Tonkin

#### Commission Members Absent:

Laureen Skrivan  
Lauren Flemister

Chair Chris Granfield called the meeting to order at 5:30 p.m.

#### 1. ROLL CALL

#### 2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 7/8/15

The minutes from the meeting of 7/8/15 were reviewed and approved as submitted.

#### 3. DESIGN REVIEW

- A. UWT Streetscape Guidelines

Ms. Lauren Hoogkamer read the staff report.

#### BACKGROUND

The University of Washington Tacoma is seeking approval for streetscape guidelines, concerning storefront paint colors and awnings, which the university can provide to tenants who wish to differentiate their storefronts from their neighbors and create visual variety. The proposed guidelines would set parameters that have been preapproved by the Landmarks Preservation Commission. The University is requesting that modifications that conform to these guidelines, once approved, be allowed upon administrative approval from the Historic Preservation Office. Proposed changes that do not conform to these guidelines would go through the typical Landmarks Preservation Commission design review process. The proposed awning guidelines are being presented for feedback and will be finalized for approval at a later date.

The proposed painting requirements only allow painting on previously painted storefronts. The painting of common building elements or masonry would not be allowed. Only one color palette will be allowed per window bay. Only the Benjamin Moore Historic Palette (colors) and the Benjamin Moore Williamsburg Palette (black and white) would be allowed.

gives a lot of consideration to what tenants are needed and what kind of customer experience they want to create. He noted that the presentation was a follow up to a presentation from the previous year on conceptual ideas for what Pacific Avenue might be and how they might implement it. They were proposing the approval of the color palette options to the Commission so they could make future decisions more efficiently. He noted that the awning proposal would incorporate feedback from the previous presentation and the awning for an ATM proposed a month earlier.

Ben Ferguson, Ferguson Architecture, reviewed that the discussion would focus on five central buildings on Pacific Avenue and that the approval requested was only for the retail floor. He added that the West Coast Grocery building would not be part of the Awnings proposal. Images of the historic streetscape were shown, demonstrating that the area used to have a bit more texture. It was noted that none of the photos included the buildings being discussed. The stated goals of the proposal were to draw attention to the storefronts through differentiation and increase business with respect to how Tacoma might have looked, but in a way that is relevant to contemporary businesses. Mr. Ferguson reported that the components being discussed would be the window frame, door, and the wainscot/field/details. They were proposing allowing one historic color for the window frame, a complementary contemporary color for the door, and up to two historic colors for the wainscot. It was noted that the University would have a review process that the color schemes would have to go through before the color schemes would go to the administrative review process. The color palette was discussed. Mr. Ferguson reported that they would be using the Benjamin Moore Historic Palette of muted colors with black and white colors from the Williamsburg palette. Examples of the proposed colors simulated on elevation photos were shown in comparison to the current appearance. Mr. Ferguson commented that the color variation was not changing the appearance of the building as a whole, but it was providing interest and energy at the street level.

Awnings were discussed. Historic photos were shown and Mr. Ferguson noted the varieties of awnings along Pacific Avenue. Mr. Ferguson reported that the University had expressed a preference for all awnings to be open. They awnings that would be rectangular in the front and wedge shaped on the side with the sides open. Awning size would be restricted to the size of a bay and awnings would not cross pilasters. Wall signs would be moved above the awnings in places where they would be covered. The material used would be Sunbrella awning fabrics that would have a textile quality rather than a taut plastic quality. The only characteristics that would be variable would be the color of the awnings and whether they were solid or striped. The valance type would be the same across each building and the valances would not be fixed. Commissioner Williams expressed preference for limiting some of the awning color options and using the Lean-to Awning structure option. Commissioner Schloesser requested material samples for when the presenters returned to discuss the awnings at a future meeting. Commissioner Jensen requested that the guidelines clarify that storefronts with two bays would be consistent. Chair Granfield asked if there would be text or imagery on the awning. Mr. Mauk responded that they would allow up to 25% of the awning or valance to have text or imagery. Commissioner Williams expressed preference for not having signage on the awnings.

Commissioner Steel commented that the previous year they had provided feedback that each buildings should have a single color pattern for the storefront system. He added that it was critical that they read as buildings and not individual storefronts. Mr. Ferguson responded that the basis for the proposal started with the McDonald Smith building where the Commission had approved allowing three storefronts to differentiate themselves. He added that paint was subtle and transient and should reflect the contemporary style. Vice-Chair Katie Chase commented that paint schemes were part of the design guidelines for the Union Depot Warehouse District, which specified that paint schemes with multiple colors should be avoided. Discussion ensued. Commissioner Jensen commented that the whole building did not need to be fully homogenous as the building was typically experienced at the street level, and he didn't want to restrict a retailer from expressing their brand. Commissioner Schloesser suggested that the wainscot could be kept to one color across the building. Vice-Chair Chase agreed with maintaining a consistent color for the wainscoting and bulkheads across the building while still allowing some customization options. Commissioner Williams concurred.

There was a motion

*"I make a motion that you go with one color for the wainscoting across the building, allow for variation on door color and window color, and approve the paint colors that were presented."*

Commissioner Williams clarified that the motion allowed for variation in color on the window frame, but not the casing or the transom windows. The transom windows would be consistent with the wainscot color. It was clarified that the motion would allow for changes within the approved color palette to go through administrative review.

The purpose of the presentation is to encourage the Commission to consider providing comments on the proposed draft to the Planning Commission during the comment period or at the public hearing and to provide the Commission with some guidance on the new policies and structure of the Comprehensive Plan so that the Commission can more effectively review and comment on proposed changes.

#### **ACTION REQUESTED**

This is an informational briefing. No action is requested.

Mr. Stephen Atkinson provided a presentation on some of the items from the 2015 Comprehensive Plan update. He noted that as part of the comment period they were doing outreach to encourage comments on some of the items. He reviewed that they were required by the State to have a plan on how to accommodate anticipated future growth. He reported that some elements were not being proposed to be changed and some older documents were being rescinded. The next steps were reviewed with the town hall events on August 12<sup>th</sup> and 13<sup>th</sup> and the public hearing planned for August 19<sup>th</sup>. The comment period would end on August 26<sup>th</sup> with some discussion ongoing on extending the comment period. He provided some detail on the past outreach efforts. Mr. Atkinson reviewed content of the Comprehensive Plan. For the Urban Form Element they were using some concepts to consider design, thinking about the relationship between the centers, patterned corridors, employment area, transit station areas, open space corridors, signature trails, and historic neighborhood pattern areas. Maps of mixed-use centers, employment areas, parks and recreation, and residential pattern areas were discussed. The review of residential pattern areas included a discussion of alleys, intersection density, era built, and intensity of land use. Mr. Atkinson discussed efforts to make design policies more prevalent by identifying the range of design issues that need to be considered by the city. The transition from intensities to land use designations was discussed with the North Slope noted as an area where the intensity was not consistent with the zoning. He urged Commissioners to help raise awareness of the update and encourage people to submit comments.

Commissioner Thorne asked if there were any changes to the live-work proposal. Mr. Atkinson responded that he would follow up on the status of the proposal.

Mr. McClintock commented that it was a significant update and urged Commissioners to review the document.

#### **B. Events and Activities Update**

Ms. Lauren Hoogkamer provided an update on the Tacoma Narrows Event being held on August 13<sup>th</sup>.

Mr. McClintock, noting the yearly bylaws update, made the following recommendations: that staff take a look at the new construction design guidelines for the North Slope Historic District; that they make a statement to clarify the period of significance for the North Slope Historic District; and that they consider several homes, currently non-contributing, that might be characterized as contributing structures.

#### **5. CHAIR COMMENTS**

Chair Granfield reminded Commissioners that on June 24<sup>th</sup> Elliot Barnett had provided a presentation on residential zoning amendments and that there was still time to provide feedback. He thanked the Commissioners for their patience and for allowing Mr. Tonkin's item to be added to the agenda during the meeting.

The meeting was adjourned at 7:34 p.m.

Submitted as True and Correct:



Reuben McKnight  
Historic Preservation Officer