



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*

MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Staff

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

Date: November 18, 2015

Location: 747 Market Street, Tacoma Municipal Building North, Room 16

Commission Members in Attendance:

Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Duke York
Eugene Thorne
Laureen Skrivan
James Steel
Lauren Flemister
Ross Buffington
Marshall McClintock

Staff Present:

Reuben McKnight
Lauren Hoogkamer
John Griffith

Others Present:

Jeff Stvrtecky
Mark D'Andrea
Lloyd Swick
Jay Elias
Elizabeth Moggio
Ben Mauk
Milt Tremblay

Commission Members Absent:

Jonah Jensen
Jeff Williams
Lysa Schloesser

Chair Chris Granfield called the meeting to order at 5:31 p.m.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 10/28/15

The minutes of 10/28/15 were reviewed and approved as submitted.

C. Administrative Review:

3. TACOMA REGISTER OF HISTORIC PLACES – PUBLIC HEARING

- A. 710 South Anderson St., Epworth LeSourd United Methodist Church

Chair Granfield called the public hearing to order and reviewed the procedures.

Lauren Hoogkamer read the staff report.

BACKGROUND

The Modified Gothic/Gothic Revival style Epworth LeSourd United Methodist Church was built in 1926. It is nominated under Criterion A for its association with Tacoma's Epworth Methodist Episcopal Church, organized in 1889, and the LeSourd Church, organized in 1907; Criterion C as an example of the Modified Gothic/Gothic Revival style and for its builder, J.E. Tuell, and its architect, George W. Bullard, who designed many of Tacoma's prominent buildings; and Criterion F as an established and familiar visual feature in Tacoma. Significant dates include 1926, its build date, and 1944, when the church bells were added and the church became known as the Chapel of the Chimes. The Tacoma Musical Playhouse has recently purchased the vacated church building.

On October 14, 2015, the Landmarks Preservation Commission found that the property meets the threshold criteria for nomination to the Tacoma Register of Historic Places. At that time, the Commission voted that the property not be nominated under criterion B.

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*
- 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;*
- 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.

ANALYSIS

1. At 89-years-old the structure meets the age threshold criterion.
2. The exterior of the church retains a high degree of integrity. A wrought iron gate and fire escape were added to the education wing. Wrought iron was also added to the arches of the education wing. A mural was also added to that section, which will likely be removed.
3. The church meets Criterion A for its association with Tacoma's early Epworth Methodist Episcopal and LeSourd Churches; Criterion C as an example of the Modified Gothic/Gothic Revival style and for its builder, J.E. Tuell, and architect, George W. Bullard; and Criterion F as an established and familiar visual feature in Tacoma.

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.

Jeff Stvrtecky, Tacoma Musical Playhouse, commented that the intent was to use the building for performance space and educational purposes with respect for the historic architecture of the building.

There were no comments from the public.

Chair Granfield closed the public hearing.

There was a motion.

"I move that the Landmarks Preservation Commission recommend to City Council that the Epworth LeSourd United Methodist Church be included on the Tacoma Register of Historic Places, finding that it does meet Criteria A, C, and F of TMC 13.07.040."

Motion: Flemister

Second: Steel

The motion was approved.

4. AMENDMENTS TO THE NORTH SLOPE HISTORIC DISTRICT INVENTORY – PUBLIC HEARING

A. 1118 N 12th Street, 1220 N J Street, 301 N L Street

Chair Granfield called the public hearing to order and reviewed the procedures.

Reuben McKnight read the staff report.

BACKGROUND

Tacoma Municipal Code 13.07 requires the Landmarks Commission to adopt and maintain an inventory of historically “contributing” and “noncontributing” properties to guide the design review process. “Contributing” properties are those that contribute to the district’s historical associations or architectural qualities. The Commission may review and amend these inventories once on an annual basis, concurrent with amendments to the Commission Bylaws.

On October 14, 2015, the Commission voted to consider changing the following properties from “noncontributing” to “contributing:”

- 1220 N J Street (built 1951)
- 1118 N 12th Street (built 1948)

Staff is also recommending adding 301 N L Street (built 1894) to the district inventory as a “contributing” property, since it was previously excluded due to a clerical error.

1220 N J Street is listed as “historic contributing” in the Nomination for the North Slope National Register Historic District. 1118 N 12th is listed as “historic noncontributing” in the same nomination.

Staff has subsequently determined that the Commission motion from October 14, 2015 mistakenly included 1118 N 12th Street in its recommendation (the intended property was 1320 N 8th (built 1951)). Therefore, staff recommends removing 1118 N 12th from consideration. Because the hearing notification did not include 1320 N 8th, staff further recommends reconsidering this property during the annual update in 2016.

EFFECTS

Exterior alterations to contributing properties require the approval of the Commission prior to the issuance of building permits.

ACTION REQUESTED

- Motion to remove 1118 N 12th from further consideration prior to receiving testimony
- Following the close of the Public Hearing, the Commission shall review public testimony and take action to approve, amend, or deny the proposed changes no sooner than its next regularly scheduled meeting.

There were no comments from the public.

Marshall McClintock reported that included in the packets were letters from the board of the North Slope Historic District and several neighbors of 1220 N J Street in support of the change in status from non-contributing to contributing.

Chair Granfield closed the public hearing.

There was a motion.

“I move that the Landmarks Preservation Commission remove 1118 N 12th Street from further consideration as a contributing structure.”

Motion: York

Second: Chase

The motion was approved.

5. DESIGN REVIEW

A. 625 Commerce Street, Old City Hall (Individual Landmark) Stabilization

Reuben McKnight read the staff report.

BACKGROUND

Built in 1892, Old City Hall is an individually listed landmark on the Tacoma Register of Historic Places as well as a contributing property in the Old City Hall Historic District. The City recently purchased the building and is in the process of stabilizing it for future redevelopment. The proposed scope of work includes temporary improvements including stabilization of the masonry arches above 12 second floor windows. Mortar deterioration has caused the bricks to loosen and present a fall hazard in specific areas of the 3rd floor window openings. The project team is proposing temporary wooden arch bucks to support the arches. They would be constructed of 2x4 wood framing, as shown, and anchored to the adjacent masonry pilasters. The mortar joints would then be cut out and tuck pointed. Additionally, deterioration has caused the copper cornice elements to fail and pull away from the building, creating a fall hazard. The proposal is to stabilize the cornice with temporary netting, which would be attached using 2x2 wood nailers in a manner that limits further damage to the masonry. The south and east side of the clock tower cornice were replaced during the 1980s and appear to be stable. These temporary interventions would remain in place until the entire exterior façade can be addressed during redevelopment.

The objective is to provide interim stabilization in a cost effective manner that requires no historic material to be removed from the building.

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 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 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 preserved. No historic material is being removed.
3. Distinctive elements are being stabilized and preserved.
4. No historic material is being destroyed or removed. The new work is temporary and will be removed without damaging the building.

RECOMMENDATION

Staff recommends approval of the application.

Mark D'Andrea, Public Works, reported that they were proposing temporary measures to stabilize exterior building features on Old City Hall. He reviewed that after the purchase of the building the top priority was addressing the previously identified code deficiencies. The two items being addressed by the proposal were brick arches above the windows on the second floor and the cornice and towers on the roof.

The brick deformation in the arches above the windows was discussed. Mr. D'Andrea noted that, over time, the mortar between the bricks had deteriorated and they were currently a hazard. The proposed temporary measures would halt the settlement of the arches and stabilize the loose bricks. He reviewed the various measures that had been considered and

reported that they were moving forward with a wood shoring method because they did not want to limit the opportunity for future redevelopment or remove a large number of bricks. A future owner would have to implement a more permanent solution for the arches. Pictures of the affected windows were reviewed.

The metal cornice system was discussed. Mr. D'Andrea reviewed that the cornice system was composed of five different pieces and that the attachment points were failing. The brackets were the most significant problem, ten of them having been lost from the main roof and clock tower. He reviewed that they had examined a number of methods and were proposing a temporary netting system, as the repair process would be outside of the project's scope.

Commissioner Thorne asked if there were any issues with the steeper arches on the third floor. Mr. D'Andrea responded that they were not having any issues.

There was a motion.

"I move to approve the application for 625 Commerce Street, Old City Hall, as submitted."

Motion: Steel

Second: Thorne

The motion was approved.

B. 714 N K Street (North Slope Historic District)
Garage demolition

Reuben McKnight read the staff report.

BACKGROUND

The home at 714 N K Street is a contributing property in the North Slope Historic District. The City of Tacoma is requesting approval for the demolition of the detached garage, which is deteriorated and in unstable condition. This is a code enforcement action. On October 14, 2015, the Tacoma Hearing Examiner Pro Tempore found that the garage at 714 North K Street is an Unfit Building, with several violations of the Tacoma Municipal Code, and should be demolished. City staff contacted the owner about this issue on April 7, 2015. No response was received from the owner and no action has been taken to correct the violations. On August 8, 2015, the Tacoma Fire Department found that the garage is a fire hazard. The Tacoma Police Department advised that the garage had become a nuisance. The applicant has indicated that it would be cost prohibitive to repair or replace. No work is being done to the main structure on the property.

ACTION REQUESTED

Approval of the above scope of work.

ANALYSIS

1. Demolition of accessory structures is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047.
2. The Design Guidelines for the North Slope Historic District do not address demolition of accessory structures.
3. The garage appears to be from an early period of development in the North Slope but is highly deteriorated and is not visible from the right of way.

RECOMMENDATION

Staff recommends approval of the application.

Commissioner York commented that the action was appropriate.

There was a motion.

"I move that the Landmarks Preservation Commission approve the motion as it is written."

Motion: York

Second: Flemister

The motion was approved.

C. 611 North Sheridan Ave. (North Slope Historic District)
New Garage

Reuben McKnight read the staff report.

BACKGROUND

The home at 611 N Sheridan, built in 1920, is a contributing property in the North Slope Historic District. The proposal is to replace the existing wood garage, which is deteriorated, with a new painted cedar and fir garage with a composite roof. The new garage would sit in the same 20'-3"x 12'-3" footprint. The existing garage is 11'-6" high and the new garage would be 12'-6" high. There would be a paneled wood door, with a lite, on the west side, and fixed wood windows, with true divided lites, on the north side. The east-facing garage door would be a 10'-wide paneled roll-up door.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

Design Guidelines for the North Slope Special Review District: Garages & Parking and New Construction

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. **Goal:** Balance the overall height of new construction with that of nearby structures. **Guideline:** New buildings should be comparable in height to adjacent structures. Buildings that are substantially taller or shorter than the adjacent historic buildings should be avoided.
4. **Goal:** Relate the size and proportions of new buildings and their architectural elements to those of the neighborhood. **Guideline:** Building facades should be of a scale compatible with surrounding buildings and maintain a comparable setback from the property line to adjacent buildings, as permitted by applicable zoning regulations.
5. **Goal:** Break up the facades of buildings into smaller varied masses comparable to those contributing buildings in the residential historic districts. **Guideline:** Variety of forms is a distinguishing characteristic of the North Slope and Wedge residential communities. Smaller massing—the arrangement of facade details, such as projections and recesses—and porches all help to articulate the exterior of the structure and help the structure fit into the neighborhood. Avoid large, blank planar surfaces.
6. **Goal:** Emphasize entrances to structures. **Guideline:** Entrances should be located on the front facade of the building and highlighted with architectural details, such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.
7. **Goal:** Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing contributing buildings where such elements are visible from the street.

Guideline:

1. **Shape and Pitch:** Typically, the existing historic buildings in the districts either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more and with the pitch oriented either parallel to or perpendicular to the public right-of-way or have hipped roofs with roof slopes somewhat lower.
 2. **Architectural Elements:** Most roofs also have architectural details, such as cross gables, dormers, and/or "widow's walks" to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.
 3. **Materials:** Roofs that are shingle or appear to be shingle, or composition roofs, are the typical historic material compatible with the district. Seam metal may be an acceptable material for simple roof structures. Slate, faux slate and terra cotta tiles are not appropriate for the districts.
8. **Goals:** Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope and Wedge Neighborhoods were sided with shingles or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood.

Guideline:

1. New structures should utilize exterior materials similar in type, pattern, configuration and appearance to those typically found in the neighborhood.
 2. Stucco, especially commercial EIFS systems like Dryvit, is not acceptable for the historic district.
 3. Faux materials, such as vinyl or metal siding, are not acceptable for the historic district.
 4. Certain siding patterns, including board and batten and panel, are not historically common in the district and should not be used.
 5. Cementitious products, such as Hardiplank, may be acceptable in the district if installed in a historically correct pattern (for example, horizontal lapped siding or shingle). In such cases, the product used shall be smooth in texture (faux wood grain finish is NOT acceptable).
 6. Engineered products for trim and molding, if demonstrated to be similar in appearance to painted wood, may be an environmentally responsible substitute for wood on new structures. In such cases, the applicant should demonstrate to the Commission, via product literature and material samples, that the product is compatible.
9. **Goals:** Respect the patterns and orientations of door and window openings, as represented in the neighboring buildings. Window and door proportions (including the design of sash and frames), floor heights, floor shapes, roof shapes and pitches, and other elements of the building exterior should relate to the scale of the neighborhood.

Guideline:

1. **Placement.** Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. New structures should utilize this pattern.
2. **Doors.** Doors should be or appear to be paneled and/or contain glazed openings.
3. **Windows.** New structures should utilize existing historic window patterns in their design. Windows should be vertically oriented. Large horizontal expanses of glass may be created by ganging two or more windows into a series. Historically, the typical window in the district was a double hung sash window. Casement windows were commonly used for closets, nooks, and less commonly, as a principal window type in a structure. Many double hung sash windows had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Commonly, windows were also surrounded with substantial trim pieces or window head trim.

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.
2. The garage is alley-accessed and sited towards the rear of the property, which is minimally visible from the right of way.
3. The garage height and design is compatible with the surrounding structures.
4. The new garage is similar in design and materials to the existing garage.
5. The applicant will salvage windows for use in the new garage.

RECOMMENDATION

Staff recommends approval of the application.

Jay Elias, Elias Enterprise, commented that they would be reusing materials from the original structure, increasing the height by one foot, and maintaining the existing windows and corbels.

Commissioner York asked if Mr. Elias was licensed as a general contractor. Mr. Elias responded that he had a specialty license, but would be changing to a general contractor if the application was approved.

Mr. McClintock urged the Commission to approved the proposal.

Mr. Buffington suggested that the proposal to reuse existing materials be included in the motion.

Vice-Chair Chase asked if the application was technically not a demolition. Mr. McKnight responded that in TMC 13.07 the definition of demolition did not include accessory structures and building a new garage would be considered an alteration.

There was a motion.

"I move to approve the application for a new garage at 611 North Sheridan Ave with the added comment that the owner and contractor try to salvage as much of the existing material that is usable from the existing garage to be used in the new garage structure."

Motion: Steel

Second: York

The motion was approved.

D. 1735 Jefferson Ave., UWT Urban Solutions Center (Union Depot/Warehouse Historic District)
Rehabilitation

Lauren Hoogkamer read the staff report.

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. On July 8, 2015, the Commission gave preliminary design approval for the proposed rehabilitation.

The design team is now seeking final approval for the rehabilitation, including the following elements: replacing the Jefferson Avenue storefronts with painted aluminum windows with wood trim, fixed transoms, and a low bulkhead wall. The original transom and sill heights will be maintained. The new storefront will utilize Polymer Glass Fiber Reinforced Gypsum, wood, and polyurethane for the different elements. The entrance will be relocated to the fourth bay under the proposed new steel canopy, which will be similar to the historic canopy. The new canopy will be supported by tie rods anchored to the masonry piers, with attachment points near the second level window sills. The deteriorated existing metal cornices will also be replaced with Polymer Glass Fiber Reinforced Gypsum. The upper windows will be replaced with large fixed double-hung, aluminum-clad, wood windows and fiber cement panels in continuous vertical bays between the masonry. Panels at spandrel areas between windows will be designed to match the overall proportions of the existing panels. The team would also like approval for four options for replacement aluminum-clad wood windows, so the project can go through a public bid process. The four window options include Marvin, Eagle, Milgard, and Pella windows.

The storefronts along the Prairie Line Trail will be replaced 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. Exterior insulation and Richlite Rainscreen panels will be added to the south facade. The fire escapes and exterior staircase will be removed, with the intention of salvaging the fire escapes for repurposing. The scuppers, conductor heads, and downspouts will be replaced.

The Commission was briefed on this project on December 10, 2014.

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.

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 project team already received preliminary design approval from the Commission.
3. The scale of the original transom, openings, and canopy is being maintained.
4. The Richlite Rainscreen panels are not a material specifically identified by the design guidelines but the metallic surface is consistent with the surrounding campus and new construction.
5. The proposed storefront design maintains the overall configuration and scale, but departs from the existing condition by adding new materials and eliminating/altering the entrances. The current storefronts are not original.
6. The proposed canopy is similar to the historic canopy.
7. The proposed color choice takes into consideration the color of the masonry and historic paint layers.

RECOMMENDATION

Staff recommends approval of the application.

Milt Tremblay, University of Washington Tacoma, reviewed that they had received input from the Commission at a previous meeting and were currently seeking to proceed with the permitting process. The current schedule for the project

was to begin construction in January and be completed by Fall of 2017. Mr. Tremblay commented that the location of the building on the Prairie Line Trail and Jefferson Avenue makes it an exciting addition to their campus. He noted that the four window options being presented included a fiberglass frame from local manufacturer that did not have aluminum clad options.

Elizabeth Moggio, Miller Hull, discussed materials being used. For metal detailing, Ms. Moggio noted that most of the proposed locations were 12 feet above the sidewalk. For details at eye level, they were proposing use of wood materials. Options for window materials included three options for aluminum clad wood and one fiberglass option. For the storefronts, they were proposing maintaining the entry location at the center of the building. Materials proposed for details in the recesses, bulkhead wall, jam, transom, structural glazed sealant mullions were reviewed. The design proposal for the new canopy was reviewed. The proposed masonry color was discussed and samples were shown. The decorative bands would use a PGRG trim. The samples for proposed window options were discussed and the profiles of were shown. The south façade color choice details were reviewed.

Commissioner Steel commented that the clarity and in depth level of detail in the presentation on all of the different window options had been helpful.

Commissioner Thorne noted the presence of the fire escape in the historic photos and commented that without the element, the building appears newer. He suggested that something to highlight that it was an industrial building would be helpful. Ms. Moggio commented that she hoped the large kinetic doors would help. Mr. Tremblay commented that adding the front awning would also help to bring back some of the historic character.

Vice-Chair Chase commented that in the paint color options, the masonry color option appeared darker than expected.

Commissioner Steel commented the proposal was going in the right direction overall and that the building would be a contributor to the active life of the Prairie Line Trail.

Commissioners expressed support for allowing all four of the window options to be considered for the public bidding process. Vice-Chair Chase commented that for the window options presented, she preferred the fiberglass option for its simplicity.

There was a motion.

"I move that the Landmarks Preservation Commission approve with the options of the four windows, 1735 Jefferson Avenue, Tacoma Biscuit and Candy Company final design."

Motion: York

Second: Steel

The motion was approved.

E. University of Washington Tacoma Signage Program (Union Depot/Warehouse Historic District)

Ms. Lauren Hoogkamer read the staff report.

BACKGROUND

The University of Washington Tacoma (UWT) is seeking approval for its signage program, which the university can utilize to guide new signage as the campus expands. The proposed guidelines would set parameters that have been preapproved by the Landmarks Preservation Commission. The University is requesting that signs 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. Currently the signs on campus lack consistency, visibility and do not reflect UWT branding. There are also no pedestrian directional signs on the campus. The new signs, which include vehicle and pedestrian directional signs as well as a variety of identification signs, are intended to reflect the look and feel of the campus and surrounding historic district. The signs would be aluminum with vinyl lettering.

The Landmarks Preservation Commission was briefed on the proposed signage program on January 22, 2014.

ACTION REQUESTED

Approval of the proposed signage program.

STANDARDS

The Union Depot/Warehouse District Design Guidelines for Signs:

General:

1. All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs.
2. If there is a conflict between these standards and the requirements in the City's Sign Code, the more strict requirement shall apply.

Location and Size of Signs:

1. Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).
2. The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic. Projecting signs shall generally not exceed nine square feet on first floor level.
3. Signs on adjacent storefronts shall be coordinated in height and proportion. Use of a continuous sign band extending over adjacent shops within the same building is encouraged as a unifying element.
4. Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited.
5. Existing historic wall signs are a contributing element within the district and should be restored or preserved in place. New wall signs shall generally be discouraged.

Messages and Lettering Signs:

1. Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.
2. Lettering should be of a traditional block or curvilinear style which is easy to read and compatible with the style of the building. No more than two different styles should be used on the same sign.
3. Letters shall be carefully formed and properly spaced so as to be neat and uncluttered. Generally, no more than 60 percent of the total sign area shall be occupied by lettering.
4. Lettering shall be generally flat or raised.

Color:

1. Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes.
2. Colors shall be chosen to complement, not clash with, the facade color of the building. Signs should normally contain not more than three different colors.

Materials and Illumination:

1. Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.
2. In general, illumination shall be external, non-flashing, and non-glare.
3. Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as: (i) Individual back-lit letters silhouetted against a softly illuminated wall. (ii) Individual letters with translucent faces, containing soft lighting elements inside each letter. Metal-faced box signs with cut-out letters and soft-glow fluorescent tubes. (iii) However, such signs are generally suitable only on contemporary buildings.
4. Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.

Other Stylistic Points:

1. The shape of a projecting sign shall be compatible with the period of the building to which it is affixed, and shall harmonize with the lettering and symbols chosen for it.
2. Supporting brackets for projecting signs should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion.

3. Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

ANALYSIS

1. The campus is located in the Union Depot/Warehouse Historic District and, as such, signage is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047.
2. The proposed signage program meets the design guidelines for materials, location and size and message and lettering.
3. The proposed signs predominantly utilize light-colored letters on dark backgrounds, with a minimal color scheme, as prescribed by the district design guidelines.
4. Any signs attached to buildings will be secured at the mortar joints.

RECOMMENDATION

Staff recommends approval of the application.

Ben Mauk, University of Washington Tacoma, reported that the small amount of signage they currently have is inconsistent, faded, and needed in more places. He reviewed the proposal to provide a system that would grow as the campus expands up the hill. The signage family was discussed with different styles of signs for pedestrians and people in cars. Materials and finishes were discussed with the program using aluminum faced stanchions and signs panels. Mr. Mauk discussed the cutout "W" portion of the signs and provided a sample, noting that the interior would be an acrylic cut sandwiched between aluminum panels. A map of the campus was shown and locations for vehicular and pedestrian signs were noted. Images of the different styles of signs were reviewed. Mr. Mauk noted that for vehicular signage, the sign fan would have an eight foot clearance over the sidewalk. It was noted that the proposal was for the sign design, but the location and number of signs could change.

Commissioner Steele commented that he had had concerns about the cutout "W" showing the letter reversed on one side of the sign. Commissioner Thorne asked if vehicular signs would have W cutouts through both sides. Mr. Mauk responded that parking signs would and roadway signs would not.

There was a motion.

"I move that the Tacoma Landmarks Preservation Commission approve the signage program for the University of Washington Tacoma as submitted."

Motion: Chase

Second: Thorne

The motion was approved.

6. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates

Lauren Hoogkamer reported that the Hollywood by the Sea event had been well attended and had raised nearly \$500 for programming. She provided an update on the following events and activities:

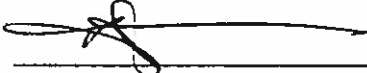
1. Heritage Funding Program Workshop, January 2016 TBD
2. CLG Commissioner Workshop (9:30am-4pm @ Tacoma Convention Center, March 15th, 2016)
3. Wood Windows Workshop (1pm-4pm @ Earthwise Tacoma, April 9th, 2016)
4. Historic Preservation Month, May 2016
 - a) Historic Homes Tour with Tacoma Historical Society(April 30th –May 1st)
 - b) Proclamation (5pm @ City Council, May 3rd, 2016)
 - c) Kick-Off with Historic Tacoma (May 6, 2016)
 - d) Amazing Preservation Race (11am @ UWT, May 14th, 2016)
 - e) Midcentury Modern Ride—Formerly Known as the Tweed Ride (10:30am, May 21st, 2016)
 - f) Poetry Slam
 - g) Awards Ceremony (1pm-3pm @ The Swiss, May 22nd, 2016)
5. Neighborhood History Walks with the Councilmembers, June 2016 TBD

7. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 6:58 p.m.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer

