1. ROLL CALL

2. CONSENT AGENDA
   A. Excusal of Absences
   B. Approval of Minutes: 7/8/15

3. DESIGN REVIEW
   A. UWT Streetscape Guidelines
      Paint and Awnings
      Ben Ferguson, Ferguson Architecture

4. PRESERVATION PLANNING/BOARD BUSINESS
   A. Comprehensive Plan Update
   B. Events and Activities Update
   Steve Atkinson, Planning Services Division

5. CHAIR COMMENTS

Date:       July 22, 2015
Location: 747 Market, Tacoma Municipal Bldg, Conference Room 248
Time:       5:30 p.m.

Next Regular Meeting: August 12, 2015, 747 Market Street, Tacoma Municipal Bldg., Rm. 248  5:30 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at http://tacomaculture.org/historic/resources.asp. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.

The City of Tacoma does not discriminate on the basis of handicap in any of its programs or services. To request this information in an alternative format or to request a reasonable accommodation, please contact the Planning and Development Services Department at (253) 591-5056 (voice) or (253) 591-5820 (TTY).
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

Commission Members Absent:
Jeff Williams
Jonah Jensen
Marshall McClintock

Staff Present:
Lauren Hoogkamer
John Griffith

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

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 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

Mr. 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 Keysers 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 Keyser 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 on the house. Ms. Lari Ryan, the property owner, highlighted drawers that Bill Keyser had built into the stairs, a wrought iron fireplace 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;
   f) 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
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.

Mr. 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 18-19th)
3. Tacoma Narrows Event, August
4. Nitty Gritty Salvage Slam, October
5. Eyes of the Totem (TBD @ the Rialto, September 18th)
6. Holiday Heritage Dance (6-9pm @ Titlow Lodge, November 13th)

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:

_______________________________________________
Reuben McKnight
Historic Preservation Officer
AGENDA ITEM 3A: University of Washington Tacoma Streetscape Guidelines

Ben Ferguson, Ferguson Architecture

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.

The preliminary awning guidelines would require that all awnings: have rectangular fronts and wedge-shaped ends; relate to the storefront window bays; have either open or closed ends; utilize Sunbrella brand awning fabric that is loose-laid over the frame; and appear operable, but be inoperable. All awnings on individual buildings will be required to have matching valences and attach to the window frame or mortar joint in a manner that does not harm character defining features. Awnings may be solid or striped (no patterns), but must be complimentary to the storefront paint scheme.

ACTION REQUESTED
Approval of the proposed design guidelines for storefront paint color and feedback on the proposed awning guidelines.

STANDARDS

Design Guidelines for the Union Depot/Warehouse District

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;
   f) Be attached to the buildings in a manner which does not permanently damage the structure 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. The proposed guidelines for storefront modification pertain to contributing structures in the Union Depot/Warehouse
   Historic District, as such, they are subject to review by the Landmarks Preservation Commission pursuant to TMC
   13.05.047.
2. Awnings are encouraged by the district design guidelines.
3. The proposed guidelines for awnings correlate with the district design guidelines.
4. The proposed guidelines for storefront colors correlate with the district design guidelines and colors previously
   approved by the Landmarks Preservation Commission.

RECOMMENDATION
Staff recommends approval of the application.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 4A: Comprehensive Plan Update

Steve Atkinson, Planning Services Division

BACKGROUND
The City of Tacoma is currently undertaking a significant update to the City’s Comprehensive Plan. While the Historic
Preservation Plan is not proposed for update at this time, there are other goals and policies that relate or directly support
the City’s preservation goals woven throughout the Comprehensive Plan. A public hearing on the public review draft is
scheduled for August 19th at 5:00 pm in Council Chambers. On July 22nd, staff from Planning and Development Services
will present a brief update to the Landmarks Preservation Commission on changes to the Plan that may be of interest to
the Commission, specifically relating to the following:

- Land Use Designations update
- Urban Form and historic land use patterns
- Design and Development policies

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.

AGENDA ITEM 5A: Events & Activities Update

Staff

1. Tacoma Narrows Event, August
2. Nitty Gritty Salvage Slam, October
3. Eyes of the Totem (TBD @ the Rialto, September 18th)
4. Holiday Heritage Dance (6-9pm @ Titlow Lodge, November 13th)
AGENDA ITEM 3A: University of Washington Tacoma Streetscape Guidelines

Ben Ferguson, Ferguson Architecture

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.

The preliminary awning guidelines would require that all awnings: have rectangular fronts and wedge-shaped ends; relate to the storefront window bays; have either open or closed ends; utilize Sunbrella brand awning fabric that is loose-laid over the frame; and appear operable, but be inoperable. All awnings on individual buildings will be required to have matching valences and attach to the window frame or mortar joint in a manner that does not harm character defining features. Awnings may be solid or striped (no patterns), but must be complimentary to the storefront paint scheme.

ACTION REQUESTED
Approval of the proposed design guidelines for storefront paint color and feedback on the proposed awning guidelines.

STANDARDS
Design Guidelines for the Union Depot/Warehouse District
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;
   f) Be attached to the buildings in a manner which does not permanently damage the structure 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. The proposed guidelines for storefront modification pertain to contributing structures in the Union Depot/Warehouse
Historic District, as such, they are subject to review by the Landmarks Preservation Commission pursuant to TMC
13.05.047.
2. Awnings are encouraged by the district design guidelines.
3. The proposed guidelines for awnings correlate with the district design guidelines.
4. The proposed guidelines for storefront colors correlate with the district design guidelines and colors previously
approved by the Landmarks Preservation Commission.

RECOMMENDATION
Staff recommends approval of the application.

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 4A: Comprehensive Plan Update
Steve Atkinson, Planning Services Division

BACKGROUND
The City of Tacoma is currently undertaking a significant update to the City’s Comprehensive Plan. While the Historic
Preservation Plan is not proposed for update at this time, there are other goals and policies that relate or directly support
the City’s preservation goals woven throughout the Comprehensive Plan. A public hearing on the public review draft is
scheduled for August 19th at 5:00 pm in Council Chambers. On July 22nd, staff from Planning and Development Services
will present a brief update to the Landmarks Preservation Commission on changes to the Plan that may be of interest to
the Commission, specifically relating to the following:

- Land Use Designations update
- Urban Form and historic land use patterns
- Design and Development policies

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.

AGENDA ITEM 5A: Events & Activities Update
Staff

1. Tacoma Narrows Event, August
2. Nitty Gritty Salvage Slam, October
3. Eyes of the Totem (TBD @ the Rialto, September 18th)
4. Holiday Heritage Dance (6-9pm @ Titlow Lodge, November 13th)
The following is provided for the Commission by Ex-Officio McClintock regarding amendments to the Comprehensive Plan:

1. Letter from the North End Neighborhood Council
2. Letter from Deborah Cade from the North Slope Historic District with text for an amendment to the Comprehensive Plan
July 15, 2015

RE: UWT Streetscape Guidelines – Paint and Awnings

Dear Commissioners,

The University of Washington Tacoma seeks approval for guidelines which the University can utilize to change the appearance of retail storefronts in historic buildings on Pacific Avenue. The University is responding to feedback from retail tenants who wish to differentiate their business from neighbors and create brand distinctive and tasteful storefronts. Visual variety at the pedestrian level will positively contribute to the vitality of Pacific Avenue, the University, and Tacoma.

The guidelines control two aspects of the pedestrian streetscape experience: storefront paint color and awnings. They set parameters within which the University and their tenants can improve their storefronts without individual project approval of the Landmarks Preservation Commission. Proposed modifications that conform to the approved standards would be allowed upon administrative review by the Preservation Officer. Any proposed storefront changes not conforming to the guidelines would be reviewed through the typical Landmarks Preservation Commission process.

**ACTION**
There are two separate actions being requested: comments on and approval of storefront paint guidelines, and feedback on proposed awning guidelines. Awnings comments will be incorporated into a future presentation that will provide additional detail regarding style, color, materials, and attachment methods.

**BACKGROUND**
The historic streetscape of Tacoma consisted of a variety of colors and awnings. Each retail business attempted to draw customers' attention and increase their business. The proposed guidelines are aligned with the traditional design and aesthetic of Pacific Avenue in the Union Station Conservation District while also meeting the needs of contemporary retail.

**PROPOSED STOREFRONT PAINT GUIDELINES**
The Commission previously approved a specific paint color for each of the three storefront bays of the McDonald Smith (MDS) building. The University requests that the same principles be applied to all storefronts along Pacific Avenue within similar parameters that ensure consistent standards for historically appropriate aesthetics.

**Proposed Painting Requirements**
- Historic or reconditioned storefront elements only
  - Previously painted surfaces only – reversible with no permanent damage
  - No common building elements (stone, brick, terra cotta, false pilasters, etc.)
- One palette per window bay – each bay includes three elements
  - Window frame (one historic color allowed)
  - Wainscot / field/ details (two historic colors allowed)
  - Door (one contemporary but complementary color allowed)
- Historic color palette based on guidance from the UW University Architect
  - Benjamin Moore Historic Palette (colors only)
  - Benjamin Moore Williamsburg Palette (blacks and whites only)
STOREFRONT AWNING ATTRIBUTES
Awnings were historically utilized for shading and as protection from inclement weather. Historic photos of Tacoma depict a variety of different awning designs, most of them retractable, covered in canvas, and utilitarian in nature.

Awning styles can be defined with the following attributes:

**Shape**
The predominant historic shape for storefront windows in Tacoma was a rectangular front with a wedge profile. Upper story windows included rectangular and round shapes that conformed to the shape of the fenestration opening.

**Spacing**
The length and spacing of awnings varied by installation - some fit within window bays, while others spanned across columns and pilasters.

**Enclosure**
Historic awnings in Tacoma had either canvas-covered ends or open sides with visible frames. The bottom of the awnings were always open with an exposed frame structure.

**Material**
Awnings were primarily draped with canvas, which was either dyed or left natural and often painted with stripes to draw additional attention from customers. The canvas was loose-laid over the canopy frame and gave the canopies an untailored aesthetic.

**Valance**
Valances varied from awning to awning. Early awnings had flat and unadorned edges, but eventually valances became commonplace as another strategy for bringing attention to the business.

**Hardware**
Awning frames were typically made from simple pipes attached to the building wall or storefront with a hinge. Early retractable awnings required the canvas to be rolled up by hand and pinned to the building, leaving the frame exposed. Ropes and pulleys, cranks and other mechanical hardware was added in later years, allowing the frame and material to be retracted as one unit.
PROPOSED STOREFRONT AWNING GUIDELINES
The University seeks awning standards that will provide the visual interest and branding opportunities expected by retail tenants while balancing a historic aesthetic and a uniform appearance for the University. Initial designs are being considered that require uniformity in specific attribute categories while leaving others to the individual retail tenant’s discretion.

Guidelines will identify attributes that will be common to all awnings on Pacific Avenue, attributes that will be identical for individual buildings, and attributes that will left to retail tenant discretion.

UNIFORM ATTRIBUTES THROUGHOUT PACIFIC AVENUE
Shape – Rectangular fronts with wedge-shaped ends
Spacing – Awnings will relate to storefront window bays and not cross pilasters
Enclosure – All awnings on individual buildings will have either open or closed ends
Material – Sunbrella brand awning fabrics loose-laid over frame (not stretched)
Hardware – Operable appearance, but a rigid, non-operating frame

UNIFORM ATTRIBUTES FOR EACH BUILDING
Valance – All awnings on individual buildings will have matching valences
Frame Attachment – All awnings on individual buildings will utilize similar attachment methods that minimize obstruction of character-defining building features. Attachment will be to window frames or mortar joints.

ATTRIBUTES LEFT TO INDIVIDUAL TENANT DISCRETION
Color – Solid or striped fabric and colors that are complementary to the individual storefront paint schemes. No other pattern styles will be permitted.

Thank you for your consideration of this initiative and your efforts to help the University of Washington Tacoma create a dynamic and vital shopping district for the students, faculty, staff and community.

Respectfully Yours,

Ben Ferguson
Managing Principal
COMPREHENSIVE EXISTING ELEVATION

UWT STREETSCAPE GUIDELINES

Pacifi c Avenue

WALSH GARDNER (WG)

BIRMINGHAM BLOCK (BB)

HAY & SEED (B&S)

WEST COAST GROCERY (WCG)

GARRETSON WOODRUFF BIRMINGHAM AND PRATT (GWP)

BIRMINGHAM BIRMINGHAM

PO Box 1443
Tacoma, WA 98401

ARCHITECTURE

P 253.246.0060
STOREFRONT PAINT ATTRIBUTES

UWT STREETSCAPE GUIDELINES

EXAMPLE PAINTS

Birmingham Hay & Seed Building (BHS)

WINDOW FRAME

ONE HISTORIC COLOR ALLOWED

UP TO TWO HISTORIC COLORS ALLOWED

WAINSCOT/FIELD/DETAILS

ONE COMPLEMENTARY CONTEMPORARY COLOR ALLOWED

DOOR

COLORS ALLOWED
PAINT
Garretson Woodruff 8 Pratt Building (GWP)
UWT STREETSCAPE GUIDELINES

EXISTING

PROPOSED EXAMPLE

DOOR:
HUSKY PURPLE

TRIM:
STUART GOLD

FIELD:
ROCKPORT GREY

BRICK:
GEORGIAN BRICK

DOOR:
GEORGIAN

TRIM:
STONINGTON GREY

FIELD:
HAWTHORNE YELLOW
Birmingham Block Building (BB)

EXISTING

UWT STREETSCAPE GUIDELINES

PAINT

TRIM: LANCASTER WHITEWASH
FIELD: VAN BUREN BROWN
DOOR: STARBUCKS GREEN

PROPOSED EXAMPLE

TRIM: CHIPPENDALE ROSETONE
FIELD: PHILIPSBURG BLUE
DOOR: RENAISSANCE BLUE
EXISTING

PAINT

Birmingham Hay & Seed Building (BHS)

UWT STREETScape GUIDELINES

TRIM:
- WINDHAM CREAM

FIELD:
- SOMERVILLE RED

DOOR:
- GETTYSBURG GRAY

PROPOSED EXAMPLE

PAINT

UWT STREETScape GUIDELINES

TRIM:
- LITCHFIELD GRAY

FIELD:
- MONTICELLO ROSE

DOOR:
- HARRISBURG GREEN

TRIM:
- WINDHAM CREAM
EXISTING

TRIM: VAN DUSEN BLUE
FIELD: ROCKPORT GREY
DOOR: MARBLEHEAD GOLD

PROPOSED EXAMPLE

TRIM: STUART GOLD
FIELD: ROCKPORT GREY
DOOR: HUSKY PURPLE

UWT STREETSCAPE GUIDELINES

TRIM: WATERBURY GREEN
FIELD: ROCKPORT GREY
DOOR: GEORGIAN BRICK
AWNINGS

Downtown Tacoma Historical Precedents

PACIFIC AVENUE - 1924

PACIFIC AVENUE - 1890

OLD SPAGHETTI FACTORY - 1970

TACOMA BUSINESS COLLEGE - 1901

UWT STREETScape GUIDELINES
AWNINGS

Attributes

UWT Streetscape Guidelines

AWNINGS

VINTAGE RETRACTABLE HARDWARE

- Folding Arm
- Crank
- Rope & Pulley

VALANCE PROFILES

STANDARD WITHOUT VALANCE

STANDARD WITH VALANCE

HARDWARE

- Vintage Retractable Hardware
- Rope & Pulley
- Crank
- Folding Arm

TRADEMARK

WASHINGTON

ERGUSON

FERGUSON

WASHINGTON

ERGUSON

WASHINGTON

ERGUSON

WASHINGTON

ERGUSON

WASHINGTON
Mounting Locations and Conditions

UWT STREETSCAPE GUIDELINES

AWNINGS
AWNINGS
Garretson Woodruff & Pratt Building (GWP)

UWT STREETSCAPE GUIDELINES

EXISTING

PROPOSED EXAMPLE

SUNBRELLA FABRIC:
LOGO RED

SUNBRELLA FABRIC:
CONCORD

TACOMA
WASHINGTON

UNIVERSITY OF
awnings

Birmingham Block Building (BB)

SUNBRELLA FABRIC:
HEMLOCK TWEED

UWT STREETSCAPE GUIDELINES

SUNBRELLA FABRIC:
SAXON CASCADE

EXISTING PROPOSED EXAMPLE

SUNBRELLA FABRIC:
TAUPE TAILOR STRIPE
AWNINGS

Birmingham Hay & Seed Building (BHS)

SUNBRELLA FABRIC:
SAXON CHILI

UWT STREETSCAPE GUIDELINES

SUNBRELLA FABRIC:
PLUM FANCY

PROPOSED EXAMPLE

EXISTING
Correspondence Items
To: City of Tacoma Planning Commission  
Re: Comprehensive Plan Amendment for the North Slope Historic District

The North End Neighborhood Council has long supported the North Slope Historic District neighborhood’s attempt to proactively manage its zoning and planning and historic designations. Their efforts have been a positive model of grass roots organization, showing how a neighborhood area can come together to produce a long-term vision of vibrancy and health and cooperation.

Continuing in our long pattern of support for that neighborhood’s livability and by unanimous vote at our meeting on May 4, 2015, the North End Neighborhood Council urges the Planning Commission to implement the North Slope Historic District’s amendment to Tacoma’s Comprehensive Plan; specifically, the amendment request that the “Comprehensive Plan Land Use Designation Framework” of the Growth Strategy and Development Concept Element of the Comprehensive Plan, which was adopted by Ordinance 28158 on June 25, 2013, be amended so that the Historic Mixed Residential Special Review District (HMR-SRD) zoning category is associated with the “Single Family Residential” intensity in the Comprehensive Plan Land Use Designation Framework. In other words, the amendment requests that the charts on pages GD-13 and GD-18 of the Comprehensive Plan be changed by moving the HMR-SRD zoning classification from the “Low Intensity” designation to the “Single Family Residential” designation. Such a change is consistent with the intent of the HMR-SRD zoning category when it was created; namely, to restrict further development in the North Slope Historic District to single family residential housing while allowing the continuance of those multi-family uses existing prior to 2005.

Thank you for your consideration of this amendment, and thank you for your continued time spent on and thoughtfulness about the shape of our community.

Respectfully,

Kyle Price  
On behalf of the North End Neighborhood Council
March 26, 2015

City of Tacoma
Planning and Development Services Department
747 Market Street, Room 345
Tacoma, WA 98402

RE: Comprehensive Plan Text Change Amendment

Dear Sir or Madam:

At our regularly scheduled board meeting on March 26, 2015, we voted unanimously to submit the attached application requesting an amendment to the city's Comprehensive Plan. Specifically, we request that the “Comprehensive Plan Land Use Designation Framework” of the Growth Strategy and Development Concept Element of the Comprehensive Plan, which was adopted by Ordinance 28158 on 06/25/2013, be amended so as to associate the zoning category Historic Mixed Residential Special Review District (HMR-SRD) with the “Single Family Residential” designation of the Comprehensive Plan Land Use Designation Framework. In other words, we are requesting that the charts on pages GD-13 and GD-18 of the Comprehensive Plan be changed by moving HMR-SRD zoning classification from the “Low Intensity” designation to the “Single Family Residential” designation. Such a change is consistent with the intent of the HMR-SRD zoning category when it was created; namely, to restrict further development in the North Slope Historic District to single family residential housing while allowing the continuance of those multi-family uses existing prior to 2005.

As we are an existing community group and the North Slope Historic District is part of an on-going planning study by Mr. Stephen Atkinson, we respectfully request a waiver of the application fee.

Sincerely,

Deborah Cade
Co-chair
Attachment A: Required Questions for 2015 Application to Amend the Comprehensive Plan

1. Describe the proposed amendment.

The applicant, the North Slope Historic District, Inc., proposes to amend the “Comprehensive Plan Land Use Designation Framework” of the Growth Strategy and Development Concept Element of the Comprehensive Plan, which was adopted by Ordinance 28158 on 06/25/2013. Our amendment is to associate the zoning category Historic Mixed Residential Special Review District or HMR-SRD with the “Single Family Residential” designation of the Comprehensive Plan Land Use Designation Framework. In other words, we are requesting that the charts on pages GD-13 and GD-18 of the Comprehensive Plan be changed by moving HMR-SRD zoning classification from the “Low Intensity” designation to the “Single Family Residential” designation.

2. Why is the amendment needed and being proposed?

This proposal corrects an oversight made when the new Comprehensive Plan Land Use Designation Framework was drafted in 2013. While seemingly minor, our concern is that the continued linkage of HMR-SRD zoning category with the “Low Intensity” density in the Comprehensive Plan may lead to inappropriate parcel-level zoning reclassifications that will undermine the intent of the HMR-SRD zoning category.

Tacoma City Council created the HMR-SRD zoning category in 2005 specifically to apply to designated residential historic districts. It was designed to protect, preserve and maintain the mixed but predominately single-family character of these historic neighborhoods. Specifically, the category is to ensure that “single-family dwellings will continue to be the predominant land use...” and that “conversion of existing multi-family uses to single family uses will be encouraged but not required” (See TMC 13.06.100.B.4). Further, within the HMR-SRD zone, “only multi-family dwellings lawfully in existence on December 31, 2005, are permitted” and “new two- and three-family dwellings are allowed only upon issuance of a conditional use permit” (See TMC 13.06.100.C.4.District use table). In addition, a large section of the North Slope Historic District had previously been zoned R-2 and was designated as “single-family residential” and never “Low Intensity”. We believe that this is a more than adequate rationale for our requested change, showing that the Planning Commission and the City Council fully intend that the areas designated HMR-SRD should basically be considered Single-Family Residential from the forward planning perspective.

3. Please list applicable comprehensive plan policies and describe how they support the requested amendment?

This proposal is consistent with demonstrated Planning Commission and City Council intent in creating the HMR-SRD zoning category as well as with Land Use and Historic Preservation policies within the city’s Comprehensive Plan:

- LU-GGD-2 Growth Rate. Foster orderly, desirable growth in appropriate locations at a rate consistent with citizen desires and the provision of adequate services and facilities.
• LU-UAD-15 Neighborhood Design. Aid neighborhoods in preserving and enhancing their individual identity.
• LU-UAD-30 Historic Preservation. Protect, preserve, and enhance historic resources throughout the city. Encourage appropriate design for contemporary infill in historic and established areas of the city by use of development standards regarding scale, rhythm, compatible materials, and streetscape.
• LU-RDG-1 Protect Established Residential Areas. Protect, preserve and maintain established residential neighborhoods located outside designated mixed-use centers where a definite density, housing type and character prevail; nuisances and incompatible land uses should not be allowed to penetrate these areas.
• LU-RDG-2 Prohibit Incompatible Land Uses. Prohibit incompatible land uses from situation within or adjacent to existing or future residential developments and gradually eliminate incompatible uses from existing residential areas.
• LU-RDG-5 Regulate Non-conforming Uses. Provide stricter regulation of non-conforming uses with the goal of gradual elimination or achieving conformity with existing regulations.
• LU-RDLISFD-1 Protect and Preserve Single-Family Neighborhoods. Established, viable, single-family residential areas having uniform housing type and character should be protected, preserved and maintained.
• HP-2A Encourage neighborhood-level preservation and conservation programs. A focus on neighborhood-level planning will lead to enhanced strategies for preservation and promotion of the architectural, historical, cultural, and landscape features important to neighborhood identity and spirit.
• HP-7C Use historic and conservation districts as ways to enhance property values. Establish new historic and conservation districts as economic development strategies.
• HP-11 Capitalize on and promote historic resources in community planning efforts. Where historic resources are present, they should help guide redevelopment of established areas, including the City’s designated Mixed-Use Centers.
• HP-26 Use zoning tools to promote historic preservation goals and support an overall heritage conservation system. Zoning tools should promote preservation policies and goals and support an overall heritage conservation system that protects desired development patterns throughout the community.

4. Has the proposed amendment been reviewed by the Planning Commission as part of a previous proposal?

No. However, this proposal is essentially a continuation of the area-wide zoning change in 2004 and creation and application of the HMR-SRD zoning category applied to the North Slope Historic District (NSHD) in 2005. Those changes addressed only land use issues. At the time, Ms. Donna Stenger of the Planning Department, who had helped us with the creation of the HMR-SRD category, suggested that we follow-up those changes with appropriate changes in the Comprehensive Plan to adjust density designations to reflect the land use changes. We did not do that at the time, but it is appropriate to
request the change now as the Planning Commission is working on Phase 2 of the Land Use Designation framework.

5. Describe any community outreach you have conducted and the community response to the requested amendment. (Attach letters of support or written community responses)

The Board of the North Slope Historic District, Inc., passed a resolution supporting this amendment on 03/26/2015 (See cover letter). Responses to the sub-questions of Question 5 follow:

a. North Slope Historic District, Inc., meetings open to all residents and property owners within the NSHD are conducted every three to four months throughout the year. These meetings are announced in a neighborhood newsletter delivered to district residents. The proposed amendment was discussed in articles in the newsletter and discussed at meetings. We have met no opposition to our proposed changes.

b. Abutting property owners are outside of the NSHD and are not affected by this proposal.

c. This proposal fully supports the Area Vision of the North End Neighborhood Element of the City of Tacoma Comprehensive Plan by emphasizing historic preservation and enhancement of existing single-family areas while adding further protection to the historic district. The Area Vision states “The future is viewed as only incremental changes with infill development and redevelopment and limited densification in designated areas.” It further states that “it is envisioned that unique features of the North End area such as historic districts, public nature areas, and water view should be protected....” It also reinforces North End Neighborhood Goals and Policies within the North End Neighborhood Action Strategy, specifically Goal NE-1: “Maintain the area’s current mix of housing while preserving unique features of the North End area” in the preservation of the current mix of residential structures as well as precluding incompatible non-residential uses, and completely supports North End Neighborhood Action Strategy Policy NE-1.2 “North Slope Historic Zone. Ensure zoning regulations that are compatible with the area’s historic district designation and which recognizes the existing mix of single-family and multiple-family housing, while preventing new multi-family development [emphasis added].”

6. If submitting a comprehensive plan or regulatory code text change, attach the existing language and proposed amendatory language.

This amendment is a request for a text change. Our amendment is to identify the zoning category Historic Mixed Residential Special Review District or HMR-SRD with the “Single Family Residential” designation of the Comprehensive Plan Land Use Designation Framework. In other words, we are requesting that the charts on pages GD-13 and GD-18 of the Comprehensive Plan be changed by moving HMR-SRD zoning classification from the “Low Intensity” designation to the “Single Family Residential” designation. See Attachment 1: “Comprehensive Plan Land Use Designation Framework”. 
7. Describe the current land uses of site and surrounding area including site characteristics.

The NSHD is one of the oldest and most densely populated residential areas in the city and is located immediately north and west of Division Avenue. It is bounded, with minor variations, on the north by North 1st Street (including both sides of the street), on the south by North Grant Street (including both sides of the street), on the west by Steele Street, and on the east by North 3rd Street and Division Avenue. The exact boundaries are described in Tacoma Land Use Code 13.07.240. Created as a result of grass roots efforts by its residents, the historic district, approximately 196 acres in size with over 950 contributing structures, contains some of the oldest residential structures in the city. The area is also listed on the Washington Heritage Register and the National Register of Historic Places. The area consists of a small commercial (C-1) enclave at the intersection of North 6th and North K Streets, which is covered by the historic district overlay. The area contains three historic religious buildings: Temple Beth Israel (now the Apostolic Holiness Church), Christ Episcopal Church, and Immanuel Presbyterian Church, with St. Patrick’s Catholic Church abutting. In addition, the neighborhood maintains the North Slope Historic District mini-park in memory of the city’s Historic Preservation Officer Valery Sivinski, who gave us the idea of the district. The streets are generally shaded with the district containing three state Champion Trees: largest Cedar of Lebanon, largest Catalpa, and second largest Spanish chestnut. There are no wetlands and no vacant land for future development. Approval of this proposal will not modify any of these factors; its intent is to ensure that the area remains as it is now and discourage point rezones.

8. Describe how the amendment is compatible with existing and planned land uses and the surrounding development pattern.

This proposal generates no change in current authorized land uses within the portions of the NSHD zoned HMR-SRD or the small C-1 area, and is therefore exceptionally compatible with existing and planned land uses and the surrounding development pattern. It unifies the various Comprehensive Plan intensities within the current HMR-SRD zoning and designates the “Single Family Residential” intensity as the appropriate intensity for this area. The “Single Family Residential” intensity instantiates the HMR-SRD zoning category goal that “single-family dwellings will continue to be the predominant land use...” and that “conversion of existing multi-family uses to single family uses will be encouraged but not required” (See TMC 13.06.100.B.4). This intensity change, like the HMR-SRD zoning, would allow existing non-conforming uses to continue.

9. What is the current Land Use intensity as shown on the most recently adopted Generalized Land Use Plan map?

Medium, low and single-family intensity areas now exist although single-family and low intensity dominates. Medium intensity is currently found along both sides of North I from N. 3rd to North 10th Streets, after which North I is low intensity. It is also in the 400 blocks of N. J, K, L, M, Sheridan, Cushman and Ainsworth Streets. Low intensity is currently found on North J, K and L from N. 5th to N. Steele Streets along with sections of N. M from N. 9th to N. Steele streets. The rest is currently designated Single Family Residential. With the adoption of the HMR-SRD zoning, however, the medium and low
intensities became moot. Our amendment requests that the land use intensity reflect the HMR-SRD zoning to help prevent attempts at individual parcel rezones.

10. What is the current zoning classification?

The current zoning classifications with the NSHD include Historic Mixed Residential- Special Review District (HMR-SRD), which corresponds closely to R2-SRD zoning, and C1 commercial. The C1 area is limited to several parcels at the intersection of N. K and N. 6th Streets. However, this C1 area is covered by the Historic Special Review Overlay as is the rest of the district. No change to zoning classifications is proposed in this amendment.

11. What is the applicant’s interest in the property affected by the proposed intensity change?

The North Slope Historic District, Inc. is a Washington State non-profit 501-C3 corporation. Its charter specifies its purposes are to preserve the historic district’s history; promote community welfare and neighborhood interaction; and promote community development, maintenance, and beautification. Some of our projects have included: getting the HMR-SRD zoning category implemented, placing the district on the National Register of Historical Places, maintaining the North Slope Historic District Park and the 6 traffic circles in the district, organizing regular liter patrols and neighborhood-wide clean-ups, creating and publishing walking tours of the district, designing and posting signage marking the district as well as organizing National Night Out events and other social activities. Therefore, our interest is purely civic in nature. The North Slope Historic District will continue its civic operations in the future.

Residents and property owners have been informed of the NSHD Board’s intention to request this intensity change during neighborhood meetings open to all residents and property owners with the district. We have discussed it in articles in our neighborhood newsletter. Our neighborhood meetings and newsletter distributions will continue into the foreseeable future.

12. Attach a map of the affected area, showing all parcels and parcel numbers, ownership, street names, and site boundaries.

While we do not have the resources to obtain this information, particularly the identification of parcels, parcel numbers and ownership of all parcels within the North Slope Historic District, we will work with the city staff to procure the requested information if required. Street addresses of residential structures included in this proposal are listed in Title 13, Chapter 13.07.350 of the City of Tacoma Land Use Code. See Attachment 2, A map showing the current boundaries of the NSHD, and Attachment 3, a City of Tacoma govME.com map of the general area showing current intensities.