

Members



- Kevin Bartoy, Chair
- Jennifer Mortensen, Vice Chair
- Jonathan Hart
- Sarah Hilsendeger
- Roger Johnson
- Alex Morganroth
- Lysa Schloesser
- Holly Stewart
- Carol Sundstrom
- Jeff Williams
- Deborah Cade, North Slope Ex-Officio
- Leah Jaggars, Wedge Ex-Officio

Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: July 14, 2021
Time: 5:30 p.m.
Location: Virtual (see below)

Staff

- Reuben McKnight, Historic Preservation Officer
- Lauren Hoogkamer, Assistant Historic Preservation Officer
- Mary Crabtree, Administrative Assistant

INFORMATION ABOUT VIRTUAL MEETINGS

In response to social distancing recommendations in response to the COVID-19 pandemic, this meeting will be conducted virtually. The meeting can be attended at <https://us02web.zoom.us/j/84794178334> , or by dialing **+1 (253) 215-8782** and entering the meeting ID **847 9417 8334** , when prompted.

Microphones will be muted and cameras turned off for all participants during the meeting, except for the Commissioners and presenters.

The public may submit general comments in writing prior to the meeting, by 4:00 p.m., on July 14th, comment during the meeting on regular agenda items for which a hearing has not already been held. Please e-mail your comments to landmarks@cityoftacoma.org, put in the subject line "LPC Meeting 7/14/21", and clearly indicate which agenda item(s) you are addressing.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 5/26/21
- C. Administrative Review:
 - 2108 Commerce St.—signs
 - 3334 N. Gove St.—windows
 - 801 N. L St.—garage demo

4. DESIGN REVIEW

		Page #	Time
A.	UWT Milgard Building, 1950 S. C Street (Union Station Conservation District) <i>New construction</i>	Dominic Griffin, Architecture Research Office	10 10m

5. PRESERVATION PLANNING/BOARD BUSINESS

A.	Events & Activities Update	Staff	3m
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6. CHAIR COMMENTS

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¿Necesitas información en español? 한국어로 정보가 필요하십니까? Cần thông tin bằng tiếng Việt? Нужна информация на русском? ត្រូវការព័ត៌មានជាភាសាខ្មែរ? ☎ Contact **TacomaFIRST 311** at **(253) 591-5000**

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MINUTES (Draft)

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Assistant Historic Preservation Officer
Mary Crabtree, Administrative Assistant

Date: May 26, 2021

Location: *Virtual Zoom Webinar*

Commission Members in Attendance:

Kevin Bartoy, Chair
Jennifer Mortensen, Vice-Chair
Jonathan Hart
Sarah Hilsendeger
Roger Johnson
Carol Sundstrom
Lysa Schloesser
Deborah Cade
Leah Jaggars

Staff Present:

Reuben McKnight
Lauren Hoogkamer
Zoe Scuderi

Others Present:

Tyler Hobbs
James Dugan
Morris Aldridge

Commissioner Members Excused:

Holly Stewart
Jeff Williams

Commission Members Absent:

Alex Morganroth

Chair Kevin Bartoy called the meeting to order at 5:31 p.m.

1. ACKNOWLEDGEMENT OF INDIGENOUS LANDS

2. ROLL CALL

3. CONSENT AGENDA

The agenda was approved as submitted.

A. Excusal of Absences

- Holly Stewart
- Jeff Williams

B. Approval of Minutes: 4/28/21

The minutes of the April 28, 2021, meeting were approved as submitted.

C. Administrative Review:

- 1019 Pacific Ave., WA Building — design amendment
- 1934 Pacific Ave. — sign face change

4. RESCISSION FROM THE TACOMA REGISTER OF HISTORIC PLACES – PUBLIC COMMENT REVIEW

A. Totem Pole, 801 A Street (Individual Landmark)

Mr. McKnight read the staff report and addendum as provided.

Vice-Chair Mortensen and Commissioners Johnson and Hart expressed appreciation for the community members that have provided public comment, and expressed the importance of honoring the legacies of the tribal members and having the pole removed.

Chair Bartoy asked for clarification on the deaccession process.

Commissioner Hart moved that the Landmarks Preservation Commission make recommendation to City Council to delist the totem pole, located at Firefighter's Park. Vice-Chair Mortensen seconded the motion.

Mr. McKnight asked for clarification if the commission finds the proposed findings to be acceptable to support the recommendation of the staff report. Commissioner Hart stated the staff report was thorough and accurate in representing the community feedback provided and agreed with the staff recommendations.

The motion passed unanimously.

5. DESIGN REVIEW

B. 616-B N. I Street (North Slope Historic District) Retroactive window replacement

Mr. McKnight read the staff report as provided in the packet.

Tyler Hobbs, owner, provided information regarding the proposed window replacement.

Commissioners Cade and Johnson and Vice-Chair Mortensen asked about the duplex windows, related to matching the other side of the duplex, window material and type, which windows were replaced, and if the deterioration of the upper and lower windows was consistent. Mr. Hobbs outlined the scope of work completed.

Discussion ensued regarding the total number of windows and possibly deferring to clarify the final window schedule.

Commissioner Hart asked about the process of when someone has done something that the Commission wouldn't generally approve. Mr. McKnight explained what recommendations the Commission could make and next steps.

Vice-Chair Mortensen expressed support for approving the general replacement design and allowing staff to clarify the full window schedule specifics.

Commissioner Cade asked when the property was purchased. Mr. Hobbs stated he obtained the property in December 2019. Commissioner Cade suggested there be a modification in notifying buyers that homes are in a historic district.

Commissioner Hart asked if the Commission should recommend an in-kind replacement in situations where an individual completes a non-permitted alteration. Mr. McKnight clarified that the Commission could do that and stated that the cost differential could be significant. Ms. Hoogkamer noted that the Commission had recommended alternative materials in the past, such as fiberglass clad, because new wood windows are no longer the same quality as historic wood windows.

Commissioner Hart moved that the Landmarks Preservation Commission approve the application for 616-B N. I Street pending the final window schedule count and updates from staff. Commissioner Johnson seconded the motion.

The motion passed unanimously.

6. BOARD BRIEFINGS

**C. Gault Middle School, 1115 E. Division Lane
Removal of additions/site clean up**

Mr. McKnight read the staff report as provided in the packet.

James “Jim” Dugan, Program Manager, Parametrix, introduced Morris Aldridge, Executive Director of Planning and Construction, Tacoma Public Schools (TPS). Mr. Aldridge offered opening comments. Mr. Dugan provided an update on Gault Middle School, noting demolition, permits, and future uses.

Commissioner Hilsendeger asked about possible renovations to keep the property attractive to potential buyers and renovations to the roof to preserve the historical integrity. Mr. Dugan outlined measures to secure the property and stated that the roof would require patchwork, not a replacement.

Vice-Chair Mortensen asked if the school district has considered landmarking the building before selling it. Mr. Dugan stated that the final decisions have not been made, but that has been a topic of discussion. Mr. McKnight expressed that TPS has done a great job being engaged with the Historic Preservation Office.

Chair Bartoy asked if TPS has a community engagement plan when deciding the future uses of the school. Mr. Dugan stated that they are working with the Historic Preservation Office and a City Council member for input on community engagement.

The Landmarks Preservation Commission recessed at 6:43 p.m. and reconvened at 6:49 p.m.

7. PRESERVATION PLANNING/BOARD BUSINESS

A. Heritage Project Grant Panel Recommendations

Commissioner Hart read the summaries of each application requesting grant funds and an outline of the panel’s discussion.

Vice-Chair Mortensen moved that the Landmarks Preservation Commission approve the panel recommendations for the grant funding. Commissioner Schloesser seconded the motion.

The motion passed unanimously.

B. Events

- Historic Register Workshop Recap
- Puyallup Tribe Traditional Place Names Video Series
- Virtual Mystery Series (May 6, 13, 20, 27, and 30 on YouTube/Facebook)
- Historic Preservation Awards (May 28 at 6:00 p.m.)
- Tacoma Noir – a virtual tour of 1920s Tacoma
- Find the Falcon Activity

8. CHAIR COMMENTS

The meeting was adjourned at 7:09 p.m.

****These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: <http://www.cityoftacoma.org/cms/One.aspx?portalId=169&pageId=67980>***

STAFF REPORT

July 14, 2021

DESIGN REVIEW

Agenda Item 4A: UWT Milgard Building, 1950 S. C Street (Union Station Conservation District)

Dominic Griffin, Architecture Research Office

This is a proposal for the new construction of a 55,000 sq. ft. three-story building, at 1950 S C. St. The proposed project is for Milgard Hall, a new academic classrooms, offices, labs, and collaborative spaces for the University of Washington Tacoma. The project site is a contributing property in the Union Station Conservation District. It is bounded by S C Street to the east, S 21st Street to the south, the Prairie Line Trail to the west, and the Snoqualmie Building to the north.

The project will utilize mass timber (cross-laminated timber decking and glulam beams and columns) for its structure, an exterior palette of brick cladding with punched windows, painted metal panel cladding, and accents of curtain wall glazing at stairs and public spaces.

Construction is targeted to start at the end of June 2021 and be complete in December 2022.

On May 12, 2021, the Landmarks Preservation Commission was briefed on this project and provided feedback. Commission requested additional samples and photographs of proposed materials, which are provided in this packet.

ACTION REQUESTED

Approval of the architectural design package (or above scope of work?).

STANDARDS

Design Guidelines for the Union Station Conservation District

1. **Height.** No new buildings constructed in the districts shall exceed 85 feet in height. Any rooftop additions, penthouses, building systems equipment, or roof-mounted structures should be set back from existing parapet walls sufficiently to conceal them from view from street level.
2. **Scale.** 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.
4. **Storefront Design.** 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.
5. **Color.** Building colors should contribute to the distinct character of the historic building. 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.

6. **Views.** All new construction in the Union Station District should be designed to preserve existing views and vistas. Of particular importance are views of Commencement Bay, Mount Rainier, and Union Station

ANALYSIS

1. This property is located within the Union Station Conservation District, as such, it is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 modifications. Projects within the Union Station Conservation district that require Landmark Commission review include new construction, additions to existing buildings, demolition and the installation of signs.
2. The proposed building's height and massing not only meets the district requirements, but the design is also compatible with the scale of surrounding buildings, including the historic Mattress Factory building located directly across S C Street.
3. The proposed building's exterior is comprised of three façade types: brick cavity walls, glass curtain walls, and metal panel rain screens. Brick masonry is the predominant building material utilized in the design. All materials and building colors were informed by the Union Station Conservation District guidelines and meet the requirements for materials and color.

RECOMMENDATION

Staff recommends approval of the above scope of work.

Recommended language for approval:

I move that the Landmarks Preservation Commission approve the application for 1950 S. C Street, as submitted.

Recommended language for deferral:

I move that the Landmarks Preservation Commission defer the application for 1950 S. C Street, pending submittal of [cite additional information needed to review application].

Recommended language for denial:

I move that the Landmarks Preservation Commission deny the application for 1950 S. C Street, based on the following [cite design guidelines.]

PRESERVATION PLANNING/BOARD BUSINESS

AGENDA ITEM 5A: Events & Activities Update

Staff

2021 Events

1. Puyallup Tribe Traditional Place Names Video Series (TBA)
2. How Tacoma was Shaped Video Series
 - I. How Fire Shaped Tacoma (July)
 - II. How Art Shaped Tacoma (October, Arts Month)
3. Broadening Horizons Heritage Café Series (Third Thursdays online):
 - I. The 70s Turn 50 by State Architectural Historian Michael Houser (Aug. 19th @ 6pm)
 - II. Historic Seattle & Forterra: Affordable Housing/Acquisition Strategies (Sept. 16th @ 4pm)
 - III. Tacoma's LGBTQ History by the Rainbow Center (January 20th, 2022 TBD)



747 Market Street | Room 345 | Tacoma WA 98402-3793 | 253.591.5220

APPLICATION FOR DESIGN REVIEW

Permit Number: HDR21-0026

PROPERTY INFORMATION

Building/Property Name:	UWT Milgard Hall
Building/Property Address:	1950 S C ST
Historic/Conservation District:	Union Depot/Warehouse
Applicant's Name:	Architecture Research Office
Applicant's Address:	,
Applicant's Phone:	9178062282
Applicant's Email:	dgriffin@aro.net
Property Owner's Name:	U OF W BOARD OF REGENTS
Property Owner's Address:	

PROJECT SCOPE AND DESCRIPTION

Project Details

Application Type:	Commercial
Type of Work:	Other Major Work
Estimated Valuation:	43315000

Application Checklist

Features to be Modified:	
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Specifications of Materials and Finishes:

Roof Height: 44
Roof Pitch:
Roof Material: 2 Ply SBS Membrane (Flat Roof)
Size of Construction: Approx. 54300

Proposed Material:
Brick Cavity Wall, Curtain Wall, and Metal Panel Rainscreen

Exterior Material:

Window Information

Window Types:
Fixed Windows, Curtainwall

Window Trim:
N/A

Window Material:
Fixed Windows: Painted Fiberglass.

Curtainwall: Painted Aluminum

Window Locations:
Windows are provided at all occupied spaces.

Door Information

Door Types:
Storefront Doors, Roll-up Garage Door, Hollow Metal Doors

Door Materials:
Storefront: Painted Aluminum Roll-up Garage: Painted Metal, Hollow
Metal:Painted

Door Locations:
Storefront at Primary Entries. Garage Door at Shop Entry, Hollow Metal at
Science Court

<p>Existing Signage: No</p> <p>Sign Dimensions:</p> <p>Sign Material:</p> <p>Logo and Letter Size:</p> <p>Lighting Specifications:</p>
<p>Removing or Relocating Signage:</p>
<p>Method of Attachment:</p>

**ARCHITECTURE
RESEARCH
OFFICE**

1000 North ...
Suite ...
Tampa, FL ...

ARCHITECTS
REGISTERED ARCHITECTS
STATE OF FLORIDA
No. ...
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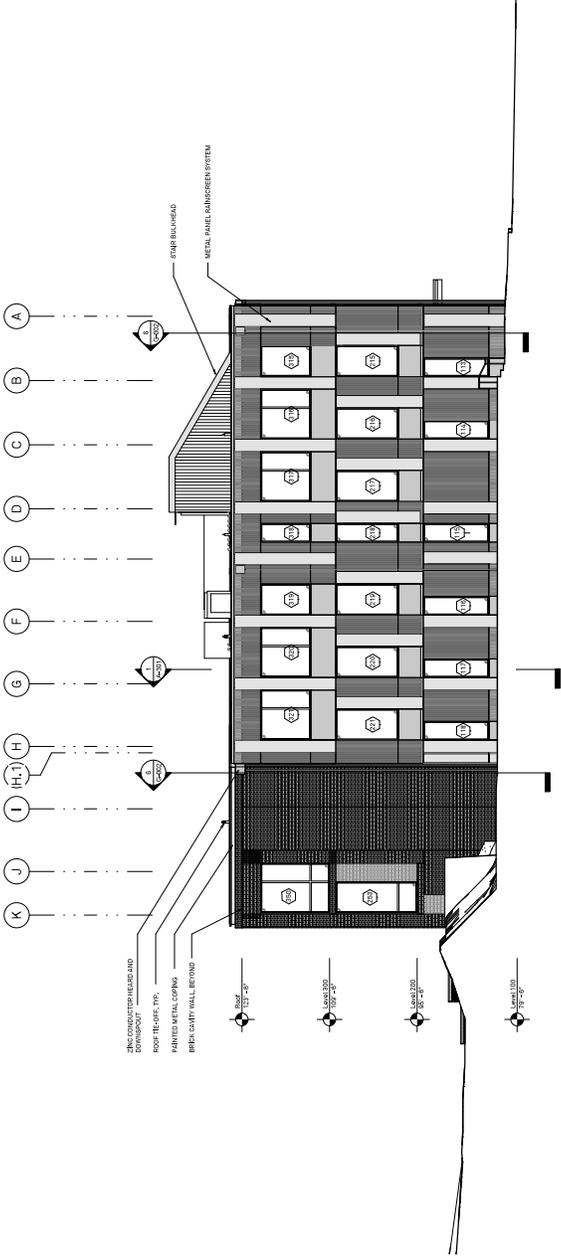
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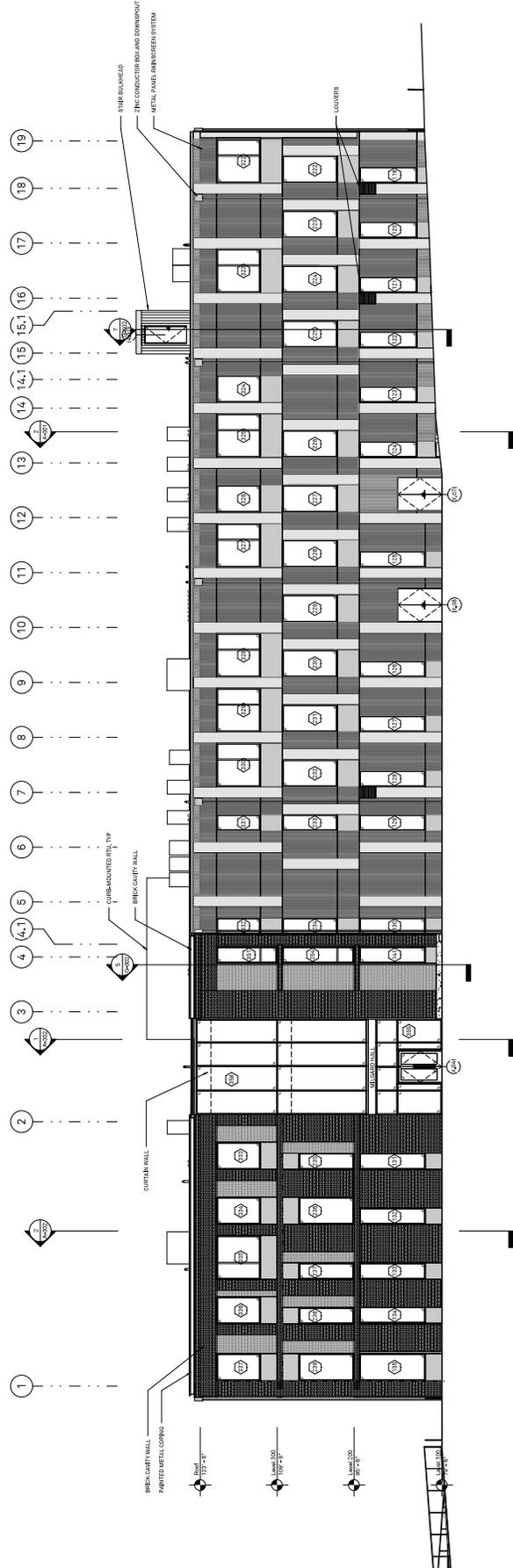
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1 South Elevation
1/8" = 1'-0"



2 West Elevation
1/8" = 1'-0"

FOR AGENCY REVIEW
DATE: 01/11/2017

REGISTERED ARCHITECT
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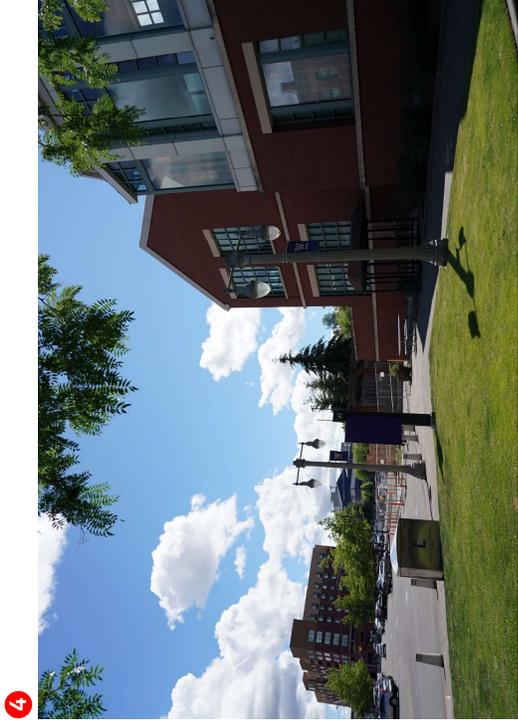
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UW Tacoma Milgard Hall

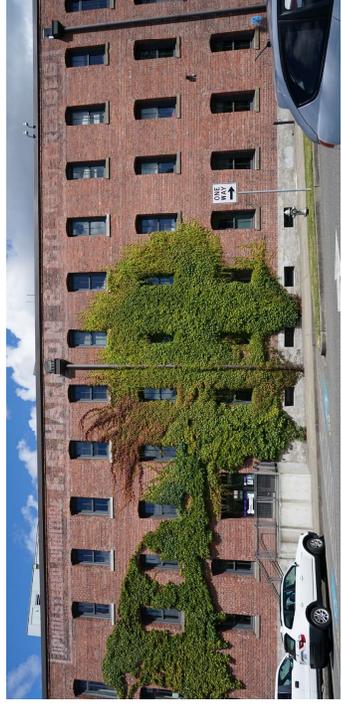
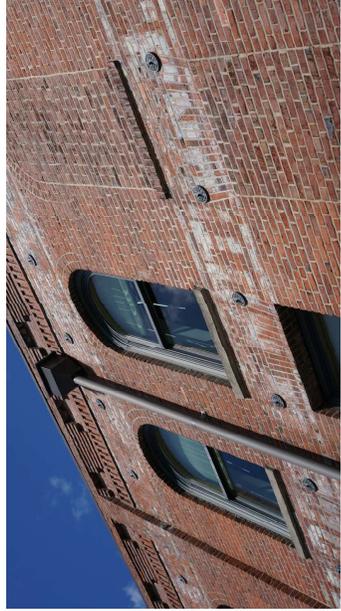
Landmarks Preservation Commission Presentation
14 July 2021

Site Views

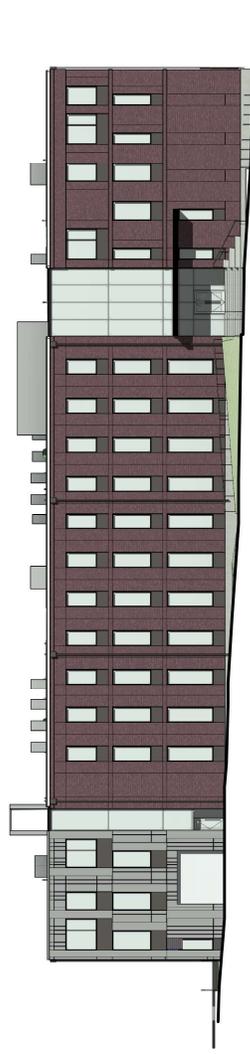


The new building will be visible from prominent campus locations including the Prairie Line Trail, Tioga Library, and Snoqualmie.

Facade Materials



Building Elevations



East Elevation



North Elevation



West Elevation



South Elevation

Building Palette

Brick Cavity Wall



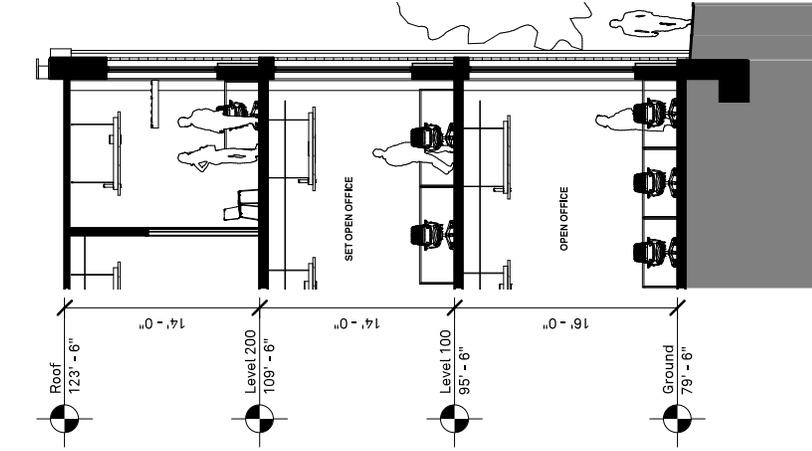
Glass Curtain Wall



Metal Panel Rainscreen



Brick Facade



Detailed View



Brick
 Manufacturer: Mutul Materials
 Color: Windsor with dark grout



Window Frame:
 Manufacturer: Cascadia
 Color: Dark Gray



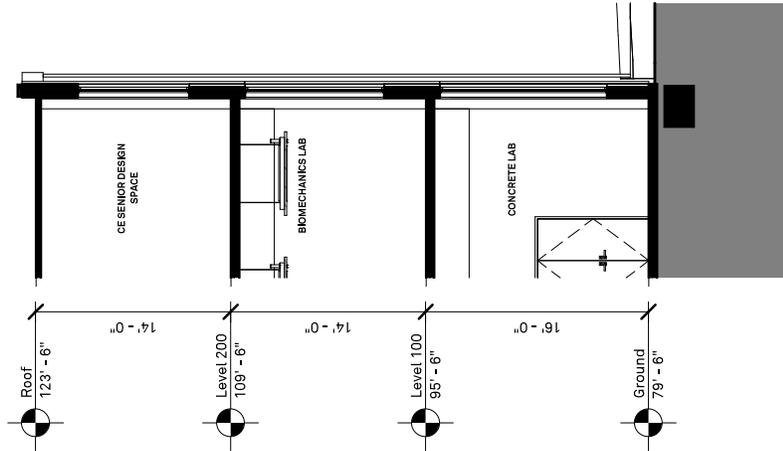
Downspouts:
 Color: Medium Gray or Weathered Zinc



Spandrel and Coping:
 Painted Brake Metal
 Color: Dark Bronze

Metal Panel Rainscreen

Flat & Profiled Metal Panels



Detailed View



Flat & Profiled Panel:
 Manufacturer: Matrix Morin 1.0 & 6.0
 Color: Medium Gray or Weathered Zinc



Downspouts:
 Color: Medium Gray or Weathered Zinc



Window Frame:
 Manufacturer: Cascadia
 Color: Dark Gray



Spandrel and Coping:
 Painted Brake Metal
 Color: Dark Bronze

View from S C Street



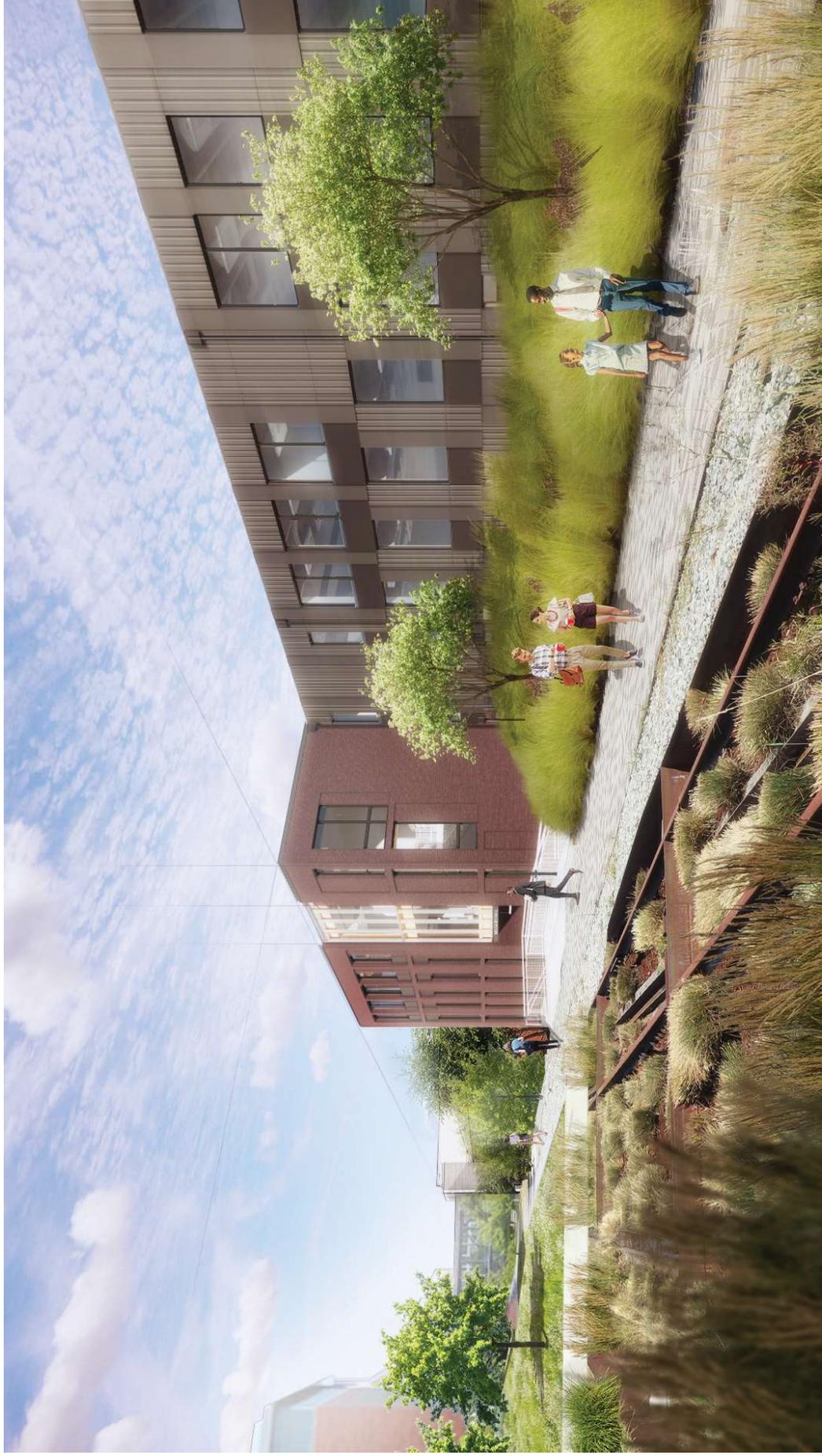
S C Street Entry



View from S 21st Street



View from the Prairie Line Trail



View from the Prairie Line Trail



Thank you.