

**Members**

Roger Johnson, *Chair*  
Ross Buffington, *Vice Chair*  
Greg Benton  
Phillip Hill  
Ken House  
Imad Al Janabi, PhD.  
Fred King  
Megan Luce  
Mark McIntire  
Caroline Swope, PhD.

Kathryn Longwell, North Slope Ex-Officio

**Staff**

Reuben McKnight, Historic Preservation Officer



# MINUTES

## Landmarks Preservation Commission Community and Economic Development Department

Date: January 28, 2009

LPC 36/09

Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

**Commission Members in Attendance:**

Imad Al Janabi  
Greg Benton  
Ross Buffington  
Phillip Hill  
Ken House  
Roger Johnson  
Fred King  
Kathryn Longwell  
Megan Luce  
Mark McIntire  
Caroline Swope

**Staff Present:**

Tonie Cook

**Others Present:**

Milt Tremblay, Kathryn Vogt, Derek deVile, Jane Barker,  
Steve Simpson, Marshall McClintock

**Commission Members Excused:**

Greg Benton, Phillip Hill, and Fred King

Chair Roger Johnson called the meeting to order at 5:02 p.m.

### 1. CONSENT AGENDA

**A. Excusal of Absences**

Commissioners Benton, Hill and King were excused.

**B. Approval of Minutes**

The minutes of October 8, 2008 were approved.

### 2. BOARD BUSINESS/PRESERVATION PLANNING

**A. North Slope Historic District Standards**

Ms. Cook read the staff report:

This is an application to the Landmarks Preservation Commission for the adoption of Public Works construction standards for certain Right of Way projects, including sidewalk replacement, curb cuts such as alley approaches and driveways, and streetlights.

These standards are an outgrowth of the 2008 code amendments to TMC 13.07, which were adopted by City Council on 10/14/08. Specifically, TMC 13.07.320 Guidelines for building design and streetscape improvement review of the *North Slope Historic Special Review District* Section E, states:

For certain common types of City-managed projects, and for certain projects within the City right-of-way, including street lighting, sidewalk repair and similar alterations within the right-of-way, the City Public Works Department may propose "standard specifications" for programmatic review and adoption by the Commission, in lieu of case-by case reviews. Any such standards, rules or policies shall be adopted by quorum vote and, once adopted, shall be made available to the public in electronic and printed formats.

This code amendment was included in the revised TMC 13.07 to address coordination issues between City right of way construction projects and the jurisdiction of the Landmarks Preservation Commission. Other areas of the North Slope Historic District guidelines were also updated to further clarify the respective roles and requirements of the Commission and the City of Tacoma, including the guidelines for parking (TMC 13.07.320F(9)), streetscape (TMC 13.07.320G) and District exemptions (TMC 13.07.330).

Ms. Cook explained that this item was deferred from the January 14, 2009 meeting and the material was previously presented to the Commission in 2008. She added that if there were concerns that could not be addressed, the item could be continued.

Commissioners Al Janabi and McIntire discussed the expansion joints material.

Chair Johnson asked if the Commission would be required to approve all repair work, referencing the proposed guidelines application description on alleys.

There was concern expressed that the sidewalk description in the application refers to five foot width and the packet material states that it be maintained at the four foot width.

Mr. McClintock spoke in support of the standards and asked for an update on the nomination for the several blocks of pavement which had been previously submitted. Commissioner House asked staff to bring an update on the pavement nomination to the Commission.

It was agreed that this item be rescheduled to the next meeting in order for staff to address some of the concerns.

*"I move that we, the Landmarks Preservation Commission, defer until the next meeting, the consideration of the North Slope Historic District Standards".*

Motion: McIntire  
Second: Buffington  
Motion: Carried

### **3. BOARD BRIEFINGS**

#### **A. UWT Phase 3 Design Briefing (Joy Building and JET Annex)**

Ms. Cook stated that this was a briefing item requested by the University of Washington Tacoma to present information on the future applications for the Russell T. Joy and JET Annexation proposals.

Ms. Barker introduced the project team.

Mr. deVillie presented a PowerPoint on the Joy Building describing the proposal for increasing its energy efficiency and longevity for use by students, faculty and retail opportunities. Highlights of the presentation follow: 1) replacement of existing or covered windows with new aluminum clad windows on Commerce elevation; 2) replacement of existing non-operable windows on Pacific Avenue with fixed aluminum clad which would retain the appearance of the existing double hung windows; 3) City and proponent was considering the potential use of terra cotta veneer rain screen material on the exterior versus brick which would require a tie-back system; and 4) proposal did not include screening on the existing penthouse.

The Commission discussed the condition of the existing windows and proposed replacement. Mr. deVillie stated that an assessment on the condition of the windows was being conducted, in which the results would be available at a later date.

Mr. Simpson presented the project for the annex building located next to the Tioga. The 1952 noncontributing building would be demolished and replaced with a new building including parking and service areas. The new building would be four stories with an atrium in the center; the new roof would match the Tioga building's roof.

Ms. Vogt stated that the two projects would be submitted in a series of demolition and removal packages beginning with the first level storefront on the Joy. Mr. Tremblay discussed the timing on the demolition of a non-contributing building located in the Historic District; the building's verification of its status as a non-contributing property; the design for its replacement; and provisions of a financial plan and construction timeline. He asked about the boundaries of the District and the Conservation area, specifically if this building was considered in the District and whether the vacant lot next to it was in the District or Conservation area. Ms. Cook stated that the building was in the District but the boundaries would need to be reviewed for the lot.

Mr. Tremblay stated that he would provide a report on the finance package which may be a part of the federal recovery dollars for education.

#### **4. Adjournment and Call to Order**

The meeting adjourned at 6:00 p.m. to provide time for the information Session on the Wedge Neighborhood Historic District proposal.

The meeting was called to order at 6:15 pm to provide time for the remainder of the meeting items.

#### **5. Board Business continued:**

##### **B. Preservation Month Committee and Awards Activities**

Ms. Cook reported that according to the bylaws, the Preservation Month Committee would be established at the first meeting in January, however, since the item was re-scheduled, the Commission would consider membership on the Committee at this meeting.

There was a motion.

*"I move that we, the Landmarks Preservation Commission, approve the appointment of Commissioners McIntire, Swope, and Johnson to the Preservation Month Committee".*

Motion: House  
Second: Al Janabi  
Motion: Carried

##### **C. Correspondence Item: Letter to Code Enforcement - BLUS**

Ms. Cook requested the Commission's consideration of the thank you letter for the January 14, 2009 code enforcement presentation made by staff members: Mr. Solverson, Ms. Wojtanowicz, and Mr. McConaughy.

There was a motion.

*"I move that we, the Landmarks Preservation Commission, approve the thank you letter for signature by Chair Johnson, for the presentation by the Building and Land Use Services Division".*

Motion: McIntire  
Second: Luce  
Motion: Carried

The meeting adjourned at 6:25 p.m.

Submitted as True and Correct:

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Reuben McKnight  
Historic Preservation Officer