

10. Color. The design guidelines suggest that buildings should utilize a limited palette and that schemes using several different colors should be avoided. The use of several contrasting colors of brick and stucco as proposed does not meet this guideline.
- It is recommended that the selection of brick be limited to one color on each building.
 - Windows with dark frames are preferable to lighter colors, such as beige. Most windows in the district are brown, green, black or dark red.
11. Secretary of the Interior's Standard #9. As presently designed, the proposed building is not compatible with the historic environment of the site and thus does not meet this standard.
- The composition of the façade could be simplified, without changing the overall massing or structural configuration, to meet this guideline.
 - Reduction in the amount and locations of stucco would increase the compatibility of the building with its environment.
 - Reduction in the number of colors incorporated into the design would increase its appropriateness.

RECOMMENDATION

Staff recommends the above analysis be adopted as findings and recommendations by the Commission. Due to the need for additional detail information, and potential feedback from the Commission, staff recommends a motion to defer action on the final design.

BOARD BRIEFINGS

AGENDA ITEM 4A: Pythian Temple

James Carroll, Chair, Knights of Pythias

BACKGROUND

Mr. Carroll will present a brief report on the graffiti that was found on the upper exterior wall several months ago and then later removed.

BOARD BUSINESS/ITEMS OF INTEREST

AGENDA ITEM 7A: Wedge Neighborhood Historic District Request

Reuben McKnight, Historic Preservation Officer

BACKGROUND

On June 27, 2008, residents of the "Wedge" Neighborhood submitted a written request for consideration of the neighborhood as a historic special review district overlay zone. The proposed area extends roughly from Division Avenue to the north, to 6th Avenue at the southern boundary, and L Street at the eastern boundary. The western-most point is the location where Division Avenue meets 6th Avenue at Sprague (Figure 1).

Figure 1: Area of Proposed Historic Special Review District



PROCEDURES

Establishing a new historic district is essentially the same process as an area wide rezone. The Tacoma Municipal Code 13.07.060 stipulates that either the City Council or the Landmarks Preservation Commission can initiate the process of historic district consideration.

The Landmarks Preservation Commission reviews new Historic Districts against the criteria established in TMC 13.07.040, which states¹ that a proposed district must:

- a. Be associated with events that have made a significant contribution to the broad patterns of our history; or
- b. Be associated with the lives of persons significant in our past; or
- c. Embody 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; or
- d. Have yielded or may be likely to yield, information important in prehistory or history; or
- e. Be part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- f. Owing to its unique location or singular physical characteristics, represent an established and familiar visual feature of the neighborhood or City.

In addition, special criteria for the designation of historic districts also include:

1. The area must contain a concentration of structures having a special character or special historic, cultural, architectural, engineering, or geographic interest or value as defined by the eight criteria above; and
2. The area must be a distinct section of the City.

Following the request for district consideration, the municipal code requires that the Landmarks Preservation Commission conduct a public hearing to receive public comments prior to making a recommendation to the Planning Commission regarding the applicability of the area to the district designation criteria. Once this recommendation has been transmitted to the Planning Commission, it is considered in the same manner as other zoning applications.

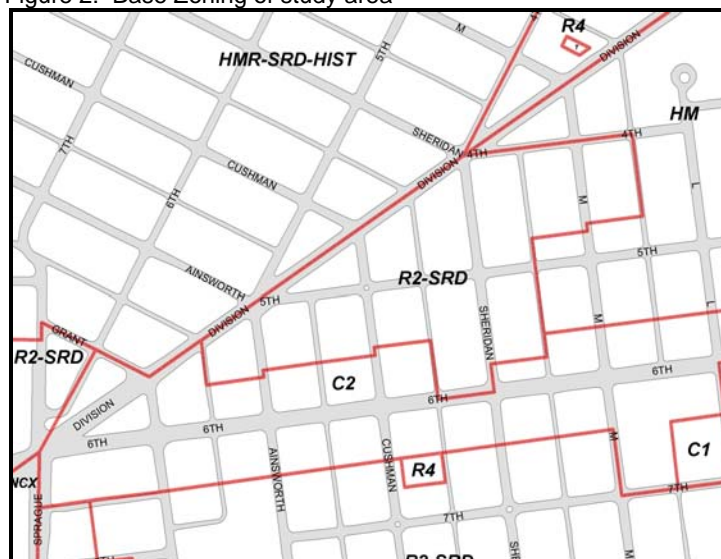
ANALYSIS

The proposed district nomination includes only the residential buildings within the proposed study area. Based on county assessor records, there are approximately 115 parcels within the "Wedge" area. Of these, 92 have improvements (buildings) and approximately 76 have buildings constructed prior to 1958 (50 years ago).

¹ These are new criteria that are anticipated to be adopted by the end of 2008.

The core of the area is zoned R2-SRD, which is bordered by HM (Hospital-Medical) to the east at M Street, and C1 (Commercial) along 6th Avenue.

Figure 2: Base Zoning of study area



There is a concentration of historic residential buildings within the proposed district area. Principal factors for the Commission to review, if district designation is recommended for consideration, are as follows: 1) District significance. Does the proposed area appear to meet the criteria for designation as a historic district? 2) What are the appropriate boundaries for a district in this area, based on integrity, concentration of contributing buildings, zoning, and other factors? 3) What are the key elements that should be considered for design guidelines and district regulation? The residents have expressed a desire to exclude nonresidential buildings, and a threshold for review be established that requires design review for front façade modifications only.

STAFF RECOMMENDATION

Staff recommends that the Commission adopt a review schedule for this application, including scheduling special public information meetings during the course of Commission deliberations. Below is a proposed schedule.

Date	Items	Action
9/10/08	<ul style="list-style-type: none"> Introduction of Nomination Request Staff report on review schedule 	Guidance and direction
9/24/08	<ul style="list-style-type: none"> Adoption/modification of review schedule Approve public notice of nomination and review schedule 	Approval
10/8/08	<ul style="list-style-type: none"> Public Information Session (after regular Commission meeting) 	None
11/12/08	<ul style="list-style-type: none"> Review District Significance and Landmarks Designation Criteria 	Guidance and direction
12/10/08	<ul style="list-style-type: none"> Review proposed district boundaries and contributing buildings inventory 	Guidance and direction
1/14/09	<ul style="list-style-type: none"> Review of proposed regulations and design guidelines 	Guidance and direction
1/28/09	<ul style="list-style-type: none"> Public Information Session (after regular Commission 	None

	meeting)	
2/11/09	<ul style="list-style-type: none">• Presentation of proposed recommendations	Guidance and direction, Approve for public distribution, Set Hearing Date.
3/11/09	<ul style="list-style-type: none">• Public Hearing on Recommendations	None
4/8/09	<ul style="list-style-type: none">• Staff Issues/Observations• Findings and Recommendations• Final recommendation to Planning Commission	Adoption of Findings and recommendation
