

Members

Michael Fast, *Chair*
Roger Johnson, *Vice-Chair*
Greg Benton
Ross Buffington
Elizabeth Chambers
Phillip Hill
Ken House
Tim McDonald
Mark McIntire
Jonathan Phillips
Kathryn Longwell, *North Slope Ex-Officio*



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Staff

Reuben McKnight, *Historic Preservation Officer*

Date: November 14, 2007
Location: 728 St. Helens, Tacoma Municipal Building North, Room 16

LPC 21007

Commission Members in Attendance:

Michael Fast, *Chair*
Roger Johnson, *Vice-Chair*
Ross Buffington
Phillip Hill – (Arrived at 5:06 p.m.)
Ken House
Kathryn Longwell
Tim McDonald
Mark McIntire
Jonathan Phillips – (Excused at 5:50 p.m.)

Commission Members Excused:

Greg Benton
Elizabeth Chambers

Staff Present:

Reuben McKnight
Tonie Cook
Donna Bosinski

Others Present:

Caroline T. Swope, Ph.D.
Gene Grulich
Mr. and Mrs. Emmett
R. Sarah Flynn
Doug Gill
Melissa McGinnis, *MetroParks Tacoma*
Curtis Hancock, *MetroParks Tacoma*
Michael Sullivan
Eugenia Woo
Jason Karro
Patricia Hennes

Chair Michael Fast called the meeting to order at 5:02 p.m.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

Commissioners Greg Benton and Elizabeth Chambers were excused for their absence.

B. Approval of Minutes of 9/26/07 and 10/10/07

Ms. Tonie Cook addressed the minutes of September 26, 2007, relative to 401 North I Street and the shape of the windows. She explained that throughout the design review, Commissioners and staff alternated the terms hexagonal and octagonal, which caused some confusion. The windows are eight-sided configuration and are, therefore, octagonal. The motion should read: *“I move that we, the Landmarks Preservation Commission, reject the application for retro-active approval of the front octagonal windows and reconfirm the original approval for the rectangular or square windows at 401 North I Street”*. The minutes of September 26, 2007, were then approved, as amended.

The minutes of October 10, 2007, were approved as submitted.

3. NOMINATIONS – Tacoma Register of Historic Places

Ms. Cook advised on general procedures for nominations to the Tacoma Register of Historic Places:

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines whether the property meets the threshold criteria in the ordinance for age and

integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council listing on the register, or denying the nomination. Owner consent is not required for the Commission to recommend designation.

Effects of listing on the Tacoma Register: Exterior design changes and alterations must be reviewed by the Landmarks Preservation Commission for compatibility with the historic character of the building. Projects that require review under SEPA that are on or near the site may require measures to avoid impacts to the listed structure. Properties subject to property taxes may qualify for the Special Tax Valuation Program. Future use of the property is not restricted by this designation.

STANDARDS

1. The threshold criteria for Tacoma Register listing are listed at 13.07.040B(1), and include:
 - a. Property is at least 50 years old at the time of nomination; and
 - b. 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; and
 - c. Meets one or more of the designation criteria listed in the section below.

2. In addition to the above, a property may be designated to the Tacoma Register of Historic Places if it:
 - a. Has significant character, interest, or value as part of the development, heritage, or cultural characteristics of the City, state, or nation, or is associated with the life of a person significant in the past; or
 - b. Contains the site or sites of a historic event with a significant lasting effect upon society; or
 - c. Exemplifies the cultural, political, economic, social, or historic heritage of the community; or
 - d. Portrays the environment in an era of history characterized by a distinctive architectural style; or
 - e. Embodies those distinguishing characteristics of an architectural type or engineering specimen; or
 - f. Is 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 the historic, cultural, or architectural motif; or
 - g. Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City; or
 - h. Has yielded, or may be likely to yield, information important in prehistory or history.

The purpose of this review is to determine whether the nominated properties meet the threshold criteria and should be scheduled for public testimony on December 12, 2007.

A. Johnson-Gehri Residence (1416 South 5th Street)

Constructed in 1909, the Johnson-Gehri Residence is being nominated as a significant example of a Craftsman-style home and thought to be built by Carl Johnson, one of the many local Swedish immigrant carpenters who were sought for their meticulous craftsman skills. Mrs. Augusta Gehri purchased the residence in 1917, whose family, in 1892, founded Gehri Sheetmetal Works, which supplied metal work throughout Tacoma.

The Johnson-Gehri Residence is being nominated for criteria a and c in recognition of the Swedish immigrant builder Carl Johnson and the Gehri family which helped develop Tacoma's early 19th century industry. It is also being nominated for criteria d and e for the building retains much of its interior and exterior detailing, including windows, cladding, trim, and woodwork of a Craftsman-style home.

Staff recommends scheduling the nomination for public testimony at a hearing on December 12, 2007.

The applicant, Dr. Caroline Swope, was available to answer any questions regarding this nomination.

Vice-Chair Roger Johnson inquired about the north elevation windows. He asked if they were original to the home and, further, if they were made of metal. Dr. Swope replied that the only non-original windows are two in the kitchen, on the east side of the house. It was ascertained that the metal-looking windows were actually storm windows.

There was a motion:

“We, the Landmarks Preservation Commission, move that the property at 1416 South 5th Street meets the necessary threshold for nomination, citing criteria a, c, d, and e, and should be scheduled for public testimony at the December 12, 2007, Landmarks Preservation Commission meeting”.

Motion: McIntire
Second: Phillips
Motion: Carried

B. The Auditorium Dance Hall (1308-1310 Fawcett Avenue)

The Auditorium Dance Hall was constructed in 1922 and embodies the Entertainment/Recreational history of the City of Tacoma. In November 2007, it was nominated to the National Register of Historic Places.

Ms. Cook reported that this property was nominated under criteria a, c, d, and g of the Tacoma Register of Historic Places.

Roland E Borhek, a well-known and honored architect in the region and Washington State designed the building. Although the interior had significant alterations, the exterior has slightly changed since its construction, and retains its original plan, cladding, and windows. The Auditorium Dance Hall is one of the few surviving buildings in the region that can tell the story of the history of dance halls and ballrooms in the Pacific Northwest. The building is associated with the early development of a core area of Tacoma which was unintentionally developed as a location for recreational, sports, fraternal and political activities.

Staff recommends scheduling the nomination for public testimony at a hearing on December 12, 2007.

Mr. McKnight noted that the Commission recommended to the State Advisory Council that this property be designated on the National Register of Historic Places.

Chair Fast inquired about the usage of the U. S. Department of the Interior’s National Register of Historic Places form being used, rather than the City’s nomination form. Mr. McKnight replied that the content used in the National Register nomination is sufficient to be used for the local nomination. In order to save time and paper, the applicant is allowed to simply replace the property information page, physical description page, criteria for designation page, using the official Tacoma Landmarks Preservation Commission’s form, and allowing the narrative description to remain on existing letterhead.

Mr. Grulich stated that the building has undergone very few changes since construction in 1922, thereby retaining its integrity. The interior of the building has been lost through several attempts of adjustments. Currently, construction is underway to maintain and restore the exterior. He reported that the building was recently placed on the Washington Heritage Registry, and has been forwarded to the National Registry.

Vice-Chair Johnson asked Mr. Grulich if the bow trusses were unusual for that time period. He replied that they span the full width of the building; however, bow trusses were usually found in the industrial sections of the City so that manufacturing could take place, etc. Vice-Chair Johnson then asked about the dimensions of the dance floor. Mr. Grulich said the floor is 50 feet wide, and 120 feet in length.

There was a motion:

I move that we, the Landmarks Preservation Commission, find that the building at 1308-1310 Fawcett Avenue meets the threshold criteria for listing on the Tacoma Register and, further, it meets criteria a, c, d, and g – and that we schedule the nomination for public testimony at a hearing to be held on December 12, 2007”.

Motion: Phillips
Second: McDonald
Motion: Carried

C. Manley-Thompson Ford Agency (1302-1306 Fawcett Avenue)

Ms. Cook reported that the Manley-Thompson Ford Agency was constructed in 1918 as a Ford dealership and showroom. It is associated with the commerce and architecture history of the City of Tacoma. In November 2007, the building was nominated to the National Register of Historic Places.

Emanuel Bresemann, a well-known architect in the region, designed the building. The exterior appears to have had few alterations from its original design with no additions. The building was joined to the Crescent Ballroom building with their shared wall and became an entertainment center covering more than two generations.

Criteria a, c, d and g of the Tacoma Register of Historic Places are to be considered. Staff recommends scheduling the nomination for public testimony at a hearing on December 12, 2007.

Mr. McKnight noted that the Commission recommended to the State Advisory Council that this property be designated on the National Register of Historic Places.

Mr. Grulich stated that, as with the Auditorium Dance Hall, this building has remained unchanged except for the ground floor on the Fawcett elevation. The unique feature, he added, is that it is three stories high and the top floor was used to store people's cars. The current owners plan on restoring the entryway and storefront, thereby modifying the existing angled entry to its original appearance.

There was a motion:

"I move that we, the Landmarks Preservation Commission, find that the property at 1302-1306 Fawcett Avenue meets the necessary threshold for nomination, citing criteria a, c, d, and g, and should be scheduled for public testimony at the December 12, 2007, Landmarks Preservation Commission meeting".

Motion: McIntire
Second: McDonald
Motion: Carried

D. Olympic Garage

On October 24, 2007, the Landmarks Preservation Commission approved a 90-day extension to submit the Olympic Garage nomination application to the Commission. The 90 day period expires on January 22, 2008, which is one day prior to the regular Commission meeting. In addition, during the months of November and December there is a reduced meeting schedule (from two meetings to one meeting/month) and the additional extension of one day allows for the coordination of application submittal, review, and presentation.

Staff recommends that the applicant be allowed an additional day to accommodate the schedule of the Commission meeting.

There was a motion:

"I move that we, the Landmarks Preservation Commission, extend the application to nominate the Olympic Garage to the Tacoma Register of Historic Places for one day".

Motion: McIntire
Second: Phillips
Motion: Carried

4. SPECIAL TAX VALUATIONS

WAC 254-20 enables local governments to adopt local legislation and to provide special valuation of historic properties that have been rehabilitated. With regard to the application review process, the State law authorizes a local historic review board to determine:

1. Whether the property is included within a class of historic property determined eligible for special valuation by the local legislative authority under an ordinance or administrative rule;

2. Whether the property has been rehabilitated at a cost equal to, or exceeding 25% of the assessed improvement value at the beginning of the project within twenty-four months prior to the date of application; and
3. Whether the property has not been altered in any way which adversely affects those elements which qualify it as historically significant.

If the local review board (Landmarks Preservation Commission) finds that the property satisfies all three of the above requirements, then it shall, on behalf of the local jurisdiction, enter into an agreement with the owner which, at a minimum, includes the provisions set forth in WAC [254-20-120](#) (mandating preservation of the property for ten years, via a covenant). Upon execution of said agreement between the owner and the local review board, the local review board shall approve the application.

Per TMC 1.42, the Tacoma Landmarks Commission is the local body that approves applications for Special Tax Valuation.

1. Properties must be listed on the Tacoma Register of Historic Places;
2. Property owner must enter into a covenant agreement with the City.

A. 747 St. Helens

Property Eligibility:	City Landmark
Rehabilitation Cost Claimed:	\$3,366,183
Assessed Improvement Value Prior to Rehabilitation:	\$381,400
Rehabilitation percentage of assessed value:	883%
Project Period:	1/06 through 9/07 (approximately 18 mos.)
Appropriateness of Rehabilitation:	Principal work was interior, and exterior work was approved by Commission on December 13, 2006, and May 21, 2007.

RECOMMENDATIONS

Staff has reviewed the itemized expense sheet and recommends approval of this application in the amount of \$3,196,783, reflecting the verification of claimed expenses, and deductions for ineligible expenses associated with kitchen appliances, alarm and home electronic systems, landscaping and design. Adjusted costs equal 832% of assessed improvement value.

There was a motion:

“I move that we, the Landmarks Preservation Commission, find that 747 St. Helens meets all of the necessary requirements for Special Tax Valuation in the amount of \$3,196,783”.

Motion: Phillips
Second: Johnson
Motion: Carried (McDonald – recused)

B. 1123 Pacific

Property Eligibility:	City Landmark
Rehabilitation Cost Claimed:	\$3,711,810
Assessed Improvement Value Prior to Rehabilitation:	\$1,105,700
Rehabilitation percentage of assessed value:	228%
Project Period:	05/06 through 09/07 (approximately 16 months)
Appropriateness of Rehabilitation:	Principally, interior tenant improvements

RECOMMENDATIONS

Staff has reviewed the itemized expense sheet and recommends approval of this application in the amount of \$3,711,810 reflecting verification of claimed expenses.

There was a motion:

“I move that we, the Landmarks Preservation Commission, recommend approval for Special Tax Valuation, the property at 1123 Pacific Avenue in the amount of \$3,711,810”.

Motion: McIntire
Second: Phillips
Motion: Carried (McDonald recused)

C. 1502 Pacific

Property Eligibility:	City Landmark
Rehabilitation Cost Claimed:	\$2,782,889
Assessed Improvement Value Prior to Rehabilitation:	\$7,000
Rehabilitation percentage of assessed value:	3,976%
Project Period:	01/05 through 01/07 (approximately 16 months)
Appropriateness of Rehabilitation:	Nearly all interior work; exterior was previous to the current project (completed in 2005)

RECOMMENDATIONS

Staff has reviewed the itemized expense sheet and recommends approval of this application in the amount of \$2,782,889.

There was a motion:

“I move that we, the Landmarks Preservation Commission, find that 1502 Pacific Avenue meets all necessary requirements and that we authorize a Special Tax Valuation in the amount of \$2,782,889”.

Motion: Phillips
Second: Hill
Motion: Carried (McDonald recused)

5. DESIGN REVIEW

A. 601 North Cushman

Built in 1908, the house at 601 N Cushman was designed in the Vernacular style and is a contributing structure in the North Slope Historic District. It was the home of Alice and August J Hanlein. Mr. Hanlein was the Northern Pacific Railway conductor, and became known in Tacoma as an authority on Shakespeare. The house was later the home of Mildred Davis, who became a silent film star and married actor Harold Lloyd. The current proposal is a retroactive application to remove the front entrance wheelchair ramp and porch deck. The concrete porch would be replaced with cedar for the deck, and include lattice. A copy of the demolition permit to remove the concrete porch is enclosed with the application materials. The owner stated that the porch replacement project is temporary until additional improvements can be pursued.

Standards to be considered: **North Slope Design Guidelines, number 6** – Exterior Material: Use compatible materials respecting visual appearance of the surrounding buildings; and **Secretary of Interior Standards of Rehabilitation, numbers 2 and 5** - 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. Distinctive features, finish, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. (The minutes reflect the staff report’s numbering error)

The proposed wood porch deck and lattice replace the concrete material that had been used in the same location, and are compatible with the design guidelines of the district. Staff recommends approval.

Commissioner Kathryn Longwell noticed the date on the building permit was issued in June 2003. Mr. McKnight indicated that the project - to temporarily remove the porch - was approved by the City. The decking and lattice was tagged for working without a permit, but the removal of the porch was permitted.

Vice-Chair Johnson asked if the original porch was wood. Mr. Emmett stated that he was unaware of what material was originally used, but the concrete slab had been in place since, at least, 1956.

Commissioner Phillips asked for clarification of the applicant's intention of whether or not the porch would be temporary or permanent. Mr. McKnight explained the confusion; in that, for the purpose of meeting building code and permitting requirements, the City considers the porch to be permanent – but the applicant will probably replace it in the near future. Mr. Emmett concurred. Vice-Chair Johnson reminded the applicant that if he does decide to replace the porch again, it would be necessary to come before the Landmarks Preservation Commission and obtain approval. Mr. Emmett indicated that he understood that to be true.

There was a motion:

“I move that we, the Landmarks Preservation Commission, approve the porch at 601 North Cushman, and that it meets the North Slope Historic District guidelines standard, number 6, as well as numbers 2 and 5 of the Secretary of Interior's Standards of Rehabilitation”.

Motion: Johnson
Second: McDonald
Motion: Carried

B. 710 Pacific

The building at 710 Pacific Avenue was constructed in 1887 and is one - in the row of several buildings in Pacific Avenue's 700 block - in the Old City Hall Historic District. The building has housed several businesses and organizations, including the City of Tacoma's records storage center and parking meter shop, before selling to private ownership in the early 1980's. Alterations include the building's third floor removal in the 1950's due to seismic codes and its existing re-adaptive design. The current proposal is to remove the existing sign and install a new canopy, sign, and gate to the front elevation; install a new gate to the rear entrance opening, matching the material, color and design of the front elevation's proposed gate; and re-paint the exterior of the building. The gates are being installed for the purpose of increased security. A historic photo of the building was provided.

Secretary of the Interior's Standards, numbers 9 and 10 – new additions – are to be considered in this project; as well as the **Historic Special Review District Design Guidelines regarding Awnings, Signs, and Color.**

Canopy and Sign: This proposal is similar to the existing canopy at 2106 Pacific Avenue (The Horizon Building). It does not appear that a canopy was on the building before this proposal. The steel canopy, measuring 5' x 25' 9 1/2", will be mounted with bolts through the mortar joints in the brick wall with a plate at both sides of the wall. The sign has one-half inch thick metal cut-out letters that are attached by welding the letters to a clip which is bolted to the top of the canopy. The sign is not illuminated, has two fonts, and will be located on the canopy above the front entrance door area.

Two gates on front and rear entrances: The gates are new additions to the building for the purpose of additional security at the recessed entrances on the front and rear elevations. The steel-pressed, spear picket gates will be attached to the wood on both entrances, utilizing three hinges on each side.

The proposed exterior paint colors are shown in the materials submitted in the application.

The addition of a new canopy, sign, gates, and paint colors does alter the appearance of the storefront, which was altered previously. The canopy does not significantly obstruct the view of the windows, and it, as well as the sign, gates and exterior paint, can be removed or changed.

Staff recommends approval.

There were no questions and no further discussion regarding this application.

There was a motion:

“I move that we, the Landmarks Preservation Commission, approve the gates, sign, canopy, and paint application for 710 Pacific Avenue, as submitted”.

Motion: Phillips
Second: McIntire
Motion: Carried

C. 405 6th Avenue

The 1927 Walker Building at 405 Sixth Avenue is being renovated into condominiums, which was reviewed by the Commission in April 2007. In early November, staff recommended an administrative approval to install six exterior HVAC system vents and dryer vents on the north elevation of the building, which is located in the courtyard area and not visible from the primary right-of-way; as well as to remove existing rooftop mechanical and replace with HVAC units in the same locations. The current proposal is to install a restaurant duct system on the St Helens' North elevation of the building for a temporary period of 24 months. The restaurant's existing duct openings will be utilized.

Staff recommends that **Secretary of the Interior's Standards for Rehabilitation, numbers 9 and 10 - new additions** - be considered by the Commission.

Although the duct system will be visible, it will be installed on a secondary façade, painted to match the exterior of the building, and will be temporary for a 24-month period.

Staff recommends approval, pending some clarification on the exiting of the vent. Mr. McKnight reported that a similar type of duct was installed for Paddy Coynes, on the alley side of the Olympus Hotel, which was square and unpainted.

Mr. Pete DeHaas, project engineer, stated that the vent will exit the building on the north side. There will be a 25-inch (radius) opening that the vent will exit, run up the side of the building, and be painted the same color as the building. When it reaches the parapet, it will then go back through the parapet and back inside the roof area.

It was determined that, although it will be a permanent installation, the vent will only be visible for 20 to 24 months. Chair Fast expressed his concern that if the adjacent project (apartments) does not materialize, the vent would then become permanently visible. Mr. Michael Sullivan reported that he had been consulting the owner on this project. He said that what would be the back of the restaurant is on a courtyard, which is used by the residents, and is where the vent would exit, as there is no alley. What the applicant is proposing, appears to be the only solution, Mr. Sullivan stated. Mr. DeHaas said that if the apartment project does not materialize within 24 months, the apparatus could be boxed in, using a sandstone finish to match that side of the building. Mr. McKnight suggested that the Commission could include an "end date" on the approval.

Commissioner Hill asked for clarification regarding the duct and the parapet. Mr. DeHaas stated that the parapet is eight feet high, on top of the building. When the vent reaches above the concrete of the top floor, it will go back into the parapet at a 90-degree angle, so the mushroom fan will be back inside and will not be sitting on the edge of the roof. Mr. DeHaas said it was very important to get the hood on top of the roof because of odors from the restaurant. Chair Fast said that he would feel more comfortable if the duct was enclosed at the chute.

Commissioner McIntire stated that the profile could be minimized if the duct was rectangular, rather than round. Mr. DeHaas said that they felt that the "roundness" was softer on the eye and, furthermore, round ducts are easier to fabricate and are more rigid than square or rectangular.

Commissioner McIntire asked the applicant, when the adjacent property is built, if the windows will be closed off on that façade. It was determined that some of the windows would be closed.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the installation of the exterior exhaust ventilation duct - with the caveat that, after the presented timeframe of 24 months, the duct would be enclosed with an appropriate material to be determined and subject to review by the Commission".

Motion: Hill

Second: McIntire

During discussion of the motion, Mr. McKnight inquired if the motion was intended to require enclosure, subject to review by the Commission. Commissioner Hill affirmed that that was his intent. Commissioner McIntire accepted the amendment. The amendment was woven into the motion.

Motion: Carried (one nay and one recusal)

D. 902 Broadway (Pantages Theater)

Ms. Cook read the emergency proposal memorandum: The project is an emergency repair due to vandalism of one display window on Commerce Street of the Pantages Theater at 901 Broadway.

Per the Landmarks Preservation Commission Bylaws, the following is proposed for administrative review and will be approved by Staff if there are no requests for formal review.

The proposal is to replace four existing window openings with insulated glass and slightly different frames, but will remain aluminum. The proposal includes the addition of one mullion to the centerline of one window, which historically, the photos indicate the mullion had been there previously or, at least as part of the original design. This project is for repair with little change in the outward appearance due to the addition of one mullion.

1) Commerce Street: Replacement of two existing windows, measuring 11' x 6' and 11' x 7', including ¼-inch plate glass and aluminum frames. Proposed replacement with insulated safety glazing with low "E" film and clear anodized aluminum frames. The proposal includes the addition of one anodized aluminum mullion at the centerline of one window to reduce the glazing cost if breakage should occur in the future.

2) Ninth: Replacement of two existing windows, 3'6 inches by 9'6 inches with the same existing glazing and frames as on Commerce Street. Proposed replacement with the same glazing and frames that are proposed on Commerce.

Staff recommends approval as submitted.

Mr. McKnight stated that there was a previous administrative approval on July 30, 2007, for a component of this project and this is an amendment of that approval. The contractor is already working on the project under hazardous conditions. The principle visual change will be the addition of an extra mullion.

Chair Fast inquired if the contractor would be using tempered glass. It was ascertained that it would be tempered glass on the outside and clear on the inside.

Vice-Chair Johnson asked how many large windows were on the building. Ms. Hennes stated that it is not clear exactly how the changes took place over time, but the original design by Priteca showed the divided storefront with the mullion running down the center of it. Changes have occurred numerous times on the storefront. Recently, when the window with larger panes (approximately 12 feet) of glass was broken, it was determined that the glass was not tempered or laminate, which is not allowed in storefronts. For safety reasons, it was decided to replace all of the storefront glass.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve administrative review for 901 Broadway, replacement of windows, as submitted".

Motion: McIntire

Second: Hill

Chair Fast added, "For clarification, it wouldn't be proposed administrative review, we're just approving the proposal – it's not administrative review". Commissioner McIntire: "That's fine".

Motion: Carried

6. BOARD BRIEFINGS

A. Point Defiance Park

MetroParks Tacoma has been working to develop a long range plan for Point Defiance Park and will be presenting the Draft Preferred Concept Plan asking for comments and feedback from the Landmarks Preservation Commission.

Ms. Melissa McGinnis wanted to familiarize the Commission with the proposed improvements that have been developing over the past two years. She briefly went over the history of the area, which received the name of Point Defiance following U. S. Exploring Expeditions in 1838-1842. In 1866, President Andrew Johnson set aside approximately 640 acres of Point Defiance as a Federal government military reservation. In 1905, the Federal government turned the title of the property to the City of Tacoma.

As Ms. McGinnis continued with her presentation, she reported that the park was divided into zones based on function and natural divisions, as suggested by the prominent landscape architectural firm of Hare and Hare: Waterfront Zone, Formal Park Zone, Zoo and Aquarium Zone, and the Forest Zone. She talked about the numerous changes that have taken place to those zones over the years and how they evolved.

Mr. Curtis Hancock reported that Hare and Hare developed a formal master plan for Point Defiance Park in 1907. He stated that MetroParks, along with public participation, has been in the process of developing a concept plan, rather than a master plan. He said that the number one objective in developing the plan was to preserve, respect, and enhance the integrity of the park's history and natural beauty. There are 13 proposed zones: Historic Zone, Zoo and Aquarium, Main Gardens, Baker Tract, Forest Area 1, Forest Area 2, Gig Harbor Viewpoint, Five Mile Drive, Owen Beach and Promenade, Marina and Ferry Terminal, Peninsula Park, Triangle, and Waterfront Promenade.

MetroParks is under a lot of pressure to designate an area for an off-leash dog park in the Baker Tract area, Mr. Hancock stated. In the Five Mile Drive area, studies indicated a desire for more time and/or days without vehicle traffic and to only allow foot traffic. The public is urged to continue to provide their input.

Commissioner Hill inquired if funding was the major hurdle in completing the promenade. Mr. Hancock stated that money and permits are the main hurdles. He said that everything must go through the EPA. Public access, maintenance issues, etc. are all issues associated with completing the promenade.

Commissioner McDonald asked about the water taxi service that was depicted on the concept plan map. Mr. Hancock replied that, at this time, the service appears to be an economic viability and may even extend to the Gig Harbor area.

7. CHAIR COMMENTS

Chair Fast commented on the Commission's Wright Park tour, and said that the renovation was coming along nicely. He said that the double-headed streetlights are available to anyone who is interested in acquiring them.

8. BOARD BUSINESS/PRESERVATION PLANNING

A. North Slope Historic District Inventory Update

A North Slope Historic Special Review District Buildings Inventory was provided, which consisted of street addresses, status (contributing vs. noncontributing), parcel numbers, construction dates, and property notes. The inventory has been undergoing verification of building status in an effort to present a document that can be formally adopted as part of the Landmarks Preservation Commission's bylaws at the December 12, 2007, meeting. A safeguard had been put in place, in that if a property had been inadvertently omitted, the property would automatically default to contributing status. Mr. McKnight reported that the Commission was required to have an inventory adopted, which has been accomplished for Old City Hall and Union Depot Historic Districts.

Whether or not a property is contributing and/or noncontributing is determined by the period of significance, as well as integrity, to include basic form, roof shape, window configuration, siding, and porch configuration.

Mr. McKnight provided a slideshow presentation of properties previously considered to be noncontributing to the North Slope Historic District. As he continued through the slides and photographs, Commissioners offered input as to why some of the buildings should be changed to be contributing.

Mr. McKnight stated that he will return to the Commission with a more complete inventory for adoption purposes at the December 12, 2007, meeting.

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Commissioner Hill announced that the Art Slam would be held at the Rialto Theater on November 16, 2007, at 7 p.m.

The meeting adjourned at 7:07 p.m.

Submitted as True and Correct:

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Reuben McKnight, Historic Preservation Officer