

Members

Duke York, *Chair*
 Katie Chase, *Vice-Chair*
 JD Elquist
 Chris Granfield
 Jonah Jensen
 Lysa Schloesser
 James Steel
 Jeff Williams

Ross Buffington, *Wedge Neighborhood Ex-Officio*
 Marshall McClintock, *North Slope Ex-Officio*

Staff

Reuben McKnight, *Historic Preservation Officer*
 Lauren Hoogkamer, *Historic Preservation
 Coordinator*



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: October 8, 2014

Location: 747 Market Street, Tacoma Municipal Building, Room 248

Commission Members in Attendance:

Duke York *Chair*
 Katie Chase, *Vice Chair*
 James Steel
 Ross Buffington
 Marsall McClintock
 Chris Granfield
 Lysa Schloesser

Staff Present:

Reuben McKnight
 Lauren Hoogkamer
 John Griffith

Others Present:

Michael Sullivan

Commission Members Absent:

JD Elquist
 Jonah Jensen
 Jeff Williams

Chair Duke York called the meeting to order at 5:32 p.m.

1. ROLL CALL**2. CONSENT AGENDA****A. Excusal of Absences**

Commissioners Jensen and Williams were excused.

B. Administrative Review

- i. 9/23/14: 1922 Pacific (louver)
- ii. 9/26/14: 824 N K Street (door)

There were no questions regarding the administrative approvals.

3. DESIGN REVIEW**A. 2105 S C Street**

Windows and painting

Ms. Lauren Hoogkamer cited the general procedural notes followed by the staff report:

BACKGROUND

The 1910 J.E. Aubry Wagon & Auto Works building is on the Tacoma Register of Historic Places as well in the Union Station Conservation District. The applicant is proposing repainting the west and north elevations with Benjamin Moore HC-71 Hasbrouck Brown on the brick masonry walls and Benjamin Moore 1603 Graphite on the woodwork, windows, and trim. The applicant is also proposing restoring the wood windows on the east and north elevations and replacing the west elevation windows with wood windows that match the originals. Additionally, the

applicant is proposing installing a replica of the existing west elevation entry in the empty opening on the other side of the same façade.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

The Secretary of the Interior's Standards for Rehabilitation:

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

ANALYSIS

1. The building is on the Tacoma Register of Historic Places and in the Union Station Conservation District, and as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications to the structure.
2. Paint will be limited to the two proposed colors, which match the colors in the surrounding district.
3. The deteriorated historic windows will be repaired and the new windows and entry will match the originals in design and materials. These changes have been documented.

RECOMMENDATION

Staff recommends approval of the application.

Mr. Michael Sullivan was asked if he had any comments to add to the staff report.

Mr. Sullivan commented that the paint was tested on the building and photographed. The digital photograph provided a good approximation on what the final product would look like.

Regarding the replacement of the windows, Mr. Sullivan commented that the reasoning for the full window replacement on the west elevation is due to the windows being too far deteriorated to allow restoration. The windows will be replaced with a new all wood window with insulated double-paned glass. Due to the windows being double-paned there is a dark spacer in between the panes so that visually it appears to be a continuous mullion.

Mr. Reuben McKnight added that a simulated light divider between the two panes is visually indistinguishable from a window with separate panes while being significantly less expensive than thermal paned windows with true divided lights.

Mr Sullivan commented that although the west windows constituted only 20 percent of the total windows in the building, they were exposed to 50 percent of the weather. Because of their exposure to weather, the expected improvement in energy efficiency from the new windows would have a significant positive impact on the overall performance of the building.

Vice-Chair Chase recused herself from voting due to working with Mr. Sullivan outside of the commission.

Commissioner Buffington asked if the addition of a second doorway was intended to allow a subdivision of the interior. Mr Sullivan responded that there would be a separate tenants on the top floor level facing Commerce Street with the other tenants below. He added that there are plans to add additional floors to the building next door.

He also commented that Mike Bartlett is an experienced developer of historic properties and cited some of his significant projects.

There was a motion:

"I move that we accept the paint colors as put forward to the commission and approve the recommended approval set."

Motion: Chris Granfield
Second: Duke York

Mr. McKnight asked whether the motion included all the items proposed for action.

There was no vote on the motion.

Chair York asked Mr. Sullivan to comment on the metal bolting of the flooring. He responded that the tenant improvements of the upper level included seismic upgrades to the building. The plan is to tie the floor and the roof plates of the building to the walls using epoxy bolts. The north wall is planned to be a party wall meant to be shared with a building that will eventually be constructed in the adjacent lot. During pilot drilling on the north wall, it was found that the face of the brick on the outside was shearing off. A plan is under development to use rosettes on outside of the north wall. Visual impact is expected to be minimal since the rosettes will be limited to the north wall, which will eventually be covered by a new building sharing the wall. The rosettes will likely be installed in rows at the floor and roof level on the secondary façade.

Chair York recommended that any further discussion of the rosettes be moved to the administrative decision process.

There was a second motion:

"I move that the landmarks preservation commission accept the proposed work for the exterior painting, the window replacement repair and the entry assembly for 2105 South C Street."

Motion: Chris Granfield
Second: Duke York
Motion passed.

There was discussion about the different styles of rosettes. There are multiple options for rosettes including multiple ornamental styles and more utilitarian styles. The decision regarding the use of rosettes was left to administrative review.

4. BOARD BUSINESS/PRESERVATION PLANNING

Commissioner McClintock asked for an update on the stables and progress with the roof.

Mr. McKnight responded that the stables on Holgate and C Street, having suffered structural degradation, are currently undergoing the process to replace the roof with an expectation to complete before winter. The roof is being repaired with in kind replacement including the same tongue and groove wood on the soffits. The roof improvement is part of a process started by city several years ago that has included removal of ivy and painting the building. He said the project was permitted prior to the Landmarks designation, but that the project

management had been coordinating with the Historic Preservation Office. He said the Commission was notified about the replacement prior to the project initiation.

A. Bylaws and Inventory discussion

Mr. McKnight discussed the process for changing bylaws. No current changes are being considered. If any member of the commission had recommendations for changes, there will be a public hearing on Nov 12, 2014. Bylaws can be changed only once per year. He added that there are some corrections to out of date information in the bylaws such as a reference to the Community and Economic Development Department, which no longer houses the historic preservation program. Such changes would be considered non-substantive and do not warrant a public hearing.

There was no further discussion on the Bylaws.

B. Events and Activities update

Ms Lauren Hoogkamer discussed the following activities:

Upcoming events/mark your calendars

1. Nitty Gritty Tacoma Salvage & Industrial Art Show-October 18th, 1-5pm @ Earthwise
This event includes over 15 local artists.
2. Adaptive Reuse Open House & Harmon Brewery Tour-November 14th, 5-8pm @ The Harmon
Includes talks about adaptive reuse, financial incentives, and a tour of the brewery.

Event planning

1. Holiday Mixer Planning- December 5th TBA
The search for the venue for this event is still ongoing with the Foss Seaport Museum currently being considered.
2. January Board Retreat
3. 2015 Preservation Month Planning
The first meeting occurred last week. The current plan is for May 5th to be the proclamation day. Historic Tacoma has expressed interest in a kick off event followed other various events.

Ms Hoogkamer also discussed public interest in showing Eyes of the Totem as part of the Preservation Month events. Mr. Sullivan discussed the background of the 1927 film and its relevance to Tacoma history.

5. CHAIR COMMENTS

There were no comments from the Chair.

The meeting was adjourned at 6:02 p.m.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer