



Members

Ken House, *Chair*
Edward Echtle, *Vice Chair*
Katie Chase
JD Elquist
Jonah Jensen
Megan Luce
Daniel Rahe
James Steel
Duke York

MINUTES

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

Landmarks Preservation Commission Planning and Development Services Department

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator

Date: June 26, 2013

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

Commission Members in Attendance:

Ken House *Chair*
Edward Echtle, *Vice Chair*
Ross Buffington
JD Elquist
Megan Luce
Marshall McClintock
Daniel Rahe
James Steel
Duke York

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

Commission Members Absent:

Katie Chase
Jonah Jensen

Chair Ken House called the meeting to order at 5:30 p.m.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

Commissioners Katie Chase and Jonah Jensen were excused.

B. Meeting Minutes

Commissioner Buffington requested to change the June 12, 2013 meeting minutes on page 4, second paragraph from the bottom, under the discussion of 1003 North Grant to read "Commissioner Buffington complimented Mr. Mundell on all of the work that had been done on the house but emphasized that the retroactive request could have been avoided."

The meeting minutes for May 22, 2013 and June 12, 2013 with the correction proposed by Commissioner Buffington were approved.

C. Administrative Approvals

The Administrative Review Summary listing projects approved from June 7 through June 19, 2013 were accepted.

3. BOARD BRIEFING

A. Fort Nisqually Granary (Tacoma and National Registers of Historic Places)

Mr. McKnight read the staff report into the record and introduced Ms. Melissa McGinnis with Metro Parks.

Built in 1850, this one-story post-on-sill Granary building at Fort Nisqually Living History Museum is the oldest standing structure in Washington State; it is one of two buildings moved from the original site to Point Defiance Park. The Granary was restored in 1934 and 1984. In 1970 it was listed on the National Register of Historic Places and Tacoma Register in 1976. The Granary is also a National Historic Landmark. It and the Chief Factor's House (Large House) are two surviving original examples of Hudson's Bay Company buildings that remain in the United States.

The briefing is to present plans to strengthen the roof structure with steel framing members to provide stabilization and to replace the cedar shake roof. The roof will be replaced in kind; the existing roof is also a replacement from a previous renovation. The structural modifications will not be visible from the exterior of the building and will be minimally visible on the interior.

Mr. McKnight stated that this is an informational briefing.

Melissa McGinnis provided detail on the history and construction of the granary.

Wilson Hu with BCRA, who was the structural engineer hired for the project, went over his building analysis and subsequent design plan. The analysis that was done on the building to determine how it would perform in today's code standards for wind, seismic, and gravity (mainly the factor of snow) indicated that any one event wouldn't take the building down. When analyzed for combined loads, seismically the building would hold, however, with the wind and snow combined the rood structure would not be able to take the load. As a result of the analysis it was decided to upgrade the roof while focusing on it from a long term preservation standpoint.

The design is to essentially replace the skeleton of the roof with a metal frame to replace the framing members and adding steel members along the top plate to stabilize the roof. Since the roof holds the whole structure together in a typical Lincoln log design, the design is to tie them all together. This should allow the structure to with stand the wind and snow but may not hold under a high magnitude seismic activity which may cause it to shift from its foundation. However, from an engineer's standpoint we didn't see this as being a big risk and generally wood buildings perform fairly well under seismic loads. They may shift but could be shifted back into place.

Commission questions and discussion followed.

1. Is that a metal frame all the way around the perimeter of the top of the walls?
There is a metal frame that goes all around the top of the roof most of which won't be visible since it'll primarily be on top of the top plate.
2. Commissioner Buffington expressed concerns about the posts and Mr. Hu noted that there is nothing loading the beams other than the push out of the roof. There were pieces they were afraid of falling down and have now included ties across building using the original member to help prevent the kick out of the walls.
3. Are you replacing the entire skip sheathing around the building?
No, we are not touching the skip sheathing. Since the skip sheathing wasn't working for load purposes we are proposing to put something in between for it to support on half of the span, instead of replacing it.
4. During the 1984 stabilization project the coil strap was added above the skip sheathing. Are you proposing the same thing with the coil strap for the roof diaphragm?
We are not adding one, only using the existing. Essentially we're just adding the secondary rafters and ring plate.
5. It is getting a new roof; however, the roof was altered in 1984, so the shingles have been replaced numerous times already.

6. Is the assumption that pulling away was a result of the roof? Or was there some other factor?
A test was conducted to see how straight the building was and it's relatively straight, however it does kick out a bit at the tops of the walls but it's not severe enough to deem pulling it back together. The majority of that is from the A frame roof. Despite the tie about midway, the frame still pushes the walls outward, but the rods will stabilize it. Wilson noted that Fort Nisqually did a really good job in leveling the foundation when the structure was moved to its present location and it isn't a factor in the pulling away.

4. Board Business/Preservation Planning

A. Demolition by Neglect Ordinance

The staff report was read into record as follows:

On June 12, 2013, staff reported on progress to develop an ordinance to prevent "demolition by neglect," including the creation of an "emergency preservation fund" for use to help prevent deterioration on the City's iconic historic structures.

The proposed code will be a new chapter in Title 8 Public Safety and Morals, proposed to be located at TMC 8.31, titled "Preventing Neglect of Historic Properties." The new chapter will define neglect of a historic structure to be a Public Nuisance, and will provide procedures based on the Public Nuisance Code to levy fines and/or intervene in cases of neglect. The code will affect properties listed on the Tacoma and National Registers of Historic Places, and contributing buildings within historic districts.

Mr. McKnight noted that, contrary to what was stated in the staff report, staff was not seeking approval or recommendation from the Commission at this meeting. The schedule has been altered to allow additional time for public input which may result in changes to the current ordinance. It wouldn't be pertinent to seek approval from the Commission at this time. Alternatively staff this presentation is to provide the Commission on where we are at, how the mechanics of it work, and invite comments and feedback on the current draft. Staff will return in August to request approval from the Commission on a final draft.

Commission discussion and questions followed.

1. The Commission was concerned that under penalties and enforcement it's not specified who would be responsible for the costs of repairs if the City were to step in and repair a building that was neglected.
Staff noted that the City will be establishing an emergency preservation fund that will be used to protect iconic historical buildings from critical issues of neglect. Funding sources for the emergency preservation fund are still being looked at, including potential ongoing revenue sources.
2. In the cases where the owner of the property has the funds or collateral to repair their property but is choosing not to, will there be any opportunity or ability to go after them to collect on cost of repairs?
Yes, and there is a cost recovery procedure in the Dangerous Buildings Code or Minimum Building Constructions Code and the Nuisances Code.
3. This ordinance essentially defines historic property neglect as a public nuisance, which then follows the public nuisance abatement process as outlined in 8.30. One procedural option this allows is that the City may enter and repair or correct conditions that threaten the integrity of the building then abate and lien them according to the Nuisance Code and state law. This process is called a materials or mechanic lien and spans over two years. The Commission is concerned that homeowners may choose to wait out the two year abatement absolving them of the responsibility for paying the money back.
4. The Commission suggested reviewing the ordinance and referenced documents to ensure terms and scope is consistently and clearly defined. For instance, the scope mentions the Tacoma registry and national registry for defined city landmarks. However, in the definition for a city landmark only the Tacoma registry is mentioned. Additionally the term city landmark doesn't appear to be referenced anywhere in the document.
Staff noted they are already working on sorting out clearly defining terms. There are some issues where referenced document terms do conflict with definitions of the same term in the new ordinance.
5. The Commission wanted clarification on whether single family residential structures and commercial properties were included.

The ordinance as its currently written does not include single family residential structures and categorically at this time there is no plan to add them. Commercial properties, including apartment structures, are included. The Commission recommended clarifying the types of properties that are included in the ordinance.

B. Letter of Support – Frank Herbert Park

The staff report was read for the record as follows:

On May 22, 2013, Commissioner Daniel Rahe introduced a proposal for the Frank Herbert Park; on June 12th, he added information on the history of Frank Herbert who opposed the Asarco smelter plant and noted the naming authority of park owned property is Metropolitan Parks Board.

There was a motion approved to prepare a letter of support to name Frank Herbert Park for the slag peninsula site. The draft letter is enclosed.

The Commission at its last meeting voted to prepare a letter of support and this is just informational to the group that the letter has been drafted. A typo was noted in the first sentence and will be fixed.

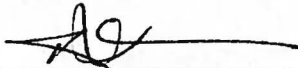
5. Chair Comments

Chairman House did not have any comments at this time.

One of the Commissioners noted that the City Council passed the resolution establishing the change to Mr. Dahl Drive, Kellogg and Poacher were added to the historic building list, historic pavements will to go council on August 6th, and the items that are coming up in terms of program development for the historic preservation were presented at study session.

The meeting was adjourned at 6:16 pm.

Submitted as True and Correct:



Reuben McKnight
Historic Preservation Officer