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Reuben McKnight, Historic Preservation Officer



Agenda

Landmarks Preservation Commission Community & Economic Development Department

Date: August 25, 2010
Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16
Time: 5:00 p.m.

LPC 37/10

Please note assigned times are approximate. The Chair reserves the right to alter the order of the agenda.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

3. DESIGN REVIEW

- A. 813 Pacific Avenue (Old City Hall) Aron Bacon 5 m
Sign
- B. 605 S G St Elizabeth Paterson and Steve Harmon 5 m
Windows

4. CHAIR COMMENTS

Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: September 8, 2010 Tacoma Municipal Bldg. North, Rm. 16 5:00 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Room 1036. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.

747 Market Street, Room 1036 · Tacoma, WA · 98402 · Phone (253) 591-5200 · Fax (253) 591-2002
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STAFF REPORT

LPC 88/10
August 25, 2010

DESIGN REVIEW

AGENDA ITEM 3A: 813 Pacific (Old City Hall Historic District)

Aron Bacon, Industry Graphics

BACKGROUND

Constructed in 1909, the Maze Hotel/Rowland Building is a contributing property in the Old City Hall Historic District. During the 2000 to 2002 time period the building went through extensive renovations including a new brick façade and received approval for signage in 2003 and 2008. The current proposal is to install one new sign on the primary façade.

The proposed non-illuminated sign is the business logo enlarged to 10 feet in length and 3 feet in height; the sign will be made with sintra material and mounted with approximately eight lag screws into the mortar joints and centered on the building's one story façade, which totals 25 feet in width.

Sintra material is a high density weatherproof PVC made for exterior application.

Note: The bottom length of the sign is approximately 80 inches or 6'6".

The property is protected by a covenant between the owner and the City related to historical property tax abatement (Special Tax Valuation).

STANDARDS

Secretary of the Interior's Standards

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. The building at 813 Pacific Avenue is historically significant as a contributing structure in the Old City Hall District; it was constructed in 1909. As part of the Old City Hall District it is listed on the Tacoma, Washington and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The proposal is to install one business logo type sign onto the center of the brick façade, which is not the original historic fabric however, brick was the original material. The façade has been replaced.
4. The proposed sign is non-illuminated and does not obscure or destroy architectural features; the installation method is lag screw into the mortar joints of the façade, which is a recommended attachment method for brick, therefore, the proposal appears to meet Secretary of Interior's Standard number 9, specifically, for, "New

additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property..”

5. The sign advertises the commercial use of the building and can be removed without affecting the integrity of the historic building, therefore, it appears to meet Secretary of Interior’s Standard number 10, specifically, for, “*...if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired”*

RECOMMENDATION

Staff recommends approval of the above as findings and approval of the proposal.

AGENDA ITEM 3A: 813 Pacific (Old City Hall Historic District)
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Elizabeth Patterson and Steve Harmon, Owners

BACKGROUND

Constructed in 1890, the Agnew house is a historic property on the Tacoma, Washington and National Registers of Historic Places. The new owners are making mostly interior improvements to the house; the current proposal is to replace one covered window opening at the side attic area with one double hung wood window matching inkind to meet egress requirements (this window opening will be enlarged to meet egress required dimensions); replace one non-historic fixed with wood double hung or casement window, and install one new double hung wood window on the rear second story porch. The other windows will be repaired. The new windows will be custom constructed windows by Eagle windows. If needed, the owner will provide clarification on the windows at the Commission meeting.

Note: In 1995, new double-hung wood windows were installed on the entire house with the exception of attic windows.

STANDARDS

Secretary of Interior’s Standards for Rehabilitation

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

Number 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ANALYSIS

1. The 1890 home on the property is historically significant as a landmark property; as part of the Hilltop Multi-Property designation it is listed on the Tacoma, Washington and National Registers of Historic Places.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The proposal to install one double hung wood window matching inkind the design and material is for the purpose of meeting emergency egress of the code requirement of the Building and Land Use Services Division, which meets Secretary of Interior’s Standards No. 6, specifically, for “*...the new feature will match the old in design, color, texture, and, where possible, materials...*” The original window is missing and the opening has been covered.

4. The replacement of one non-historic fixed window with a double-hung or casement style window on the side attic elevation, is an appropriate upgrade for a missing window element, and meets Secretary of Interior's Standards No. 6, specifically, for *"...the new feature will match the old in design, color, texture, and, where possible, materials..."*
5. The purpose of the removal of historic fabric on the second story rear elevation and install one double hung wood window that matches the original windows, is to provide an opening for the kitchen on that level of the duplex; the proposal appears to meet Secretary of Interior's Standards No. 9, specifically, for *"...The new work...will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment"*

RECOMMENDATION

Staff recommends approval of the above as findings and recommends approval to the Commission.

COMMUNICATION ITEMS

City Council Policy On Place Names and Name Changes (adopted 8/17/10, Council Resolution 38091)

PENDING AGENDA ITEMS

September 15, 2010: Special Joint Meeting of the Landmarks Preservation and Planning Commissions on the Historic Preservation Plan

September 22, 2010: McMenamins/Elks Project Schools Nomination

RECEIVED

AUG 16 2010

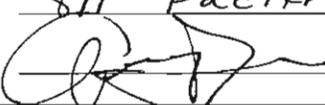


747 Market Street ♦ Room 1036 ♦ Tacoma WA 98402-3793 ♦ 253.591.5220

APPLICATION FOR DESIGN REVIEW COMMERCIAL AND MULTIFAMILY

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic buildings and districts, please call the Historic Preservation Officer at 253.591.5220.

PART 1: PROPERTY INFORMATION

Building/Property Name	_____
Building/Property Address	<u>813 Pacific Ave</u>
Landmark or Conservation District	_____
Applicant's Name	<u>Industry Sign & Graphics (Aron Bacon)</u>
Applicant's Address (if different than above)	<u>4208 Auburn Way</u>
Applicant's Phone	<u>206.962.1135</u>
Applicant's Email	<u>Aron@industrygraphics.com</u>
Property Owner's Name (printed)	<u>Laura Hannan / ^{Sage} Page Properties LLC</u>
Property Owner's Address	<u>811 Pacific Ave Tacoma</u>
Property Owner's Signature	

*Application must be signed by the property owner to be processed. By signing this application, owner confirms that the application has been reviewed and determined satisfactory by the owner.

APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost: \$800.00

Application fee enclosed (please make payable to
City of Tacoma): _____

The Landmarks Preservation Commission (LPC) is the designated review board to approve or deny proposed changes to designated historic buildings and districts. Review criteria are available at the Tacoma Department of Economic Development, Culture and Tourism Division (253) 591-5220 and on the city website. Information on standards and guidelines can be found in Tacoma Municipal Code 1.42 (Landmarks Preservation Commission) and 13.07 (Special Review Districts).

PART 3: PROJECT SCOPE AND DESCRIPTION

Please use the space below to describe the project. Attach additional pages if necessary. All proposed changes must be included in this description. Please see NARRATIVE DESCRIPTION CHECKLIST (next page).

To place a new business logo on the front of the building at 813 Pacific Ave.

Samples of material to be provided at meeting on August 25th

Sign to be anchored into concrete gaps in brice with a lag screws.

PART 4: APPLICATION CHECKLIST (For sign or awning applications, please go to PART 5).

General Requirements

- Twenty copies of the application and all supporting documents for distribution
- Property owner/manager consent

Check here to certify that you have contacted the Permit Counter to resolve any potential code or zoning issues with your project.

Check here to certify that there are NO PENDING APPLICATIONS FOR A VARIANCE related to this application. If there are any pending variances related to this application, you MUST notify the Historic Preservation Office.

Narrative Description Checklist

- General overview of project, including quantities and dimensions of elements such as signs (i.e. "one proposed 24 X 60" sign, with 12" extruded plastic letters, to be located on the south façade sign band...)
- LIST of features to be removed, replaced or added (*if application includes removal or replacement of material*)
- Specification or product sheets for materials and finishes, if applicable
- Program of work for large-scale or complex projects, if applicable (i.e. scope of work for masonry restoration and cleaning)

Attachments Plans and graphics submitted for permitting may be used for Landmarks Review if materials, products and finishes are clearly indicated on the plans.

- Site plan/locational map INCLUDING adjacent buildings and streets (for any additions or new construction). *Note that Building and Land Use Services also often requires a site plan for a Building Permit. See Information Sheet B1 Site Plans (available at the Permit Counter).*
- MEASURED floor plans, CLEARLY identifying new and existing features (if applicable)
- MEASURED elevations, CLEARLY identifying new and existing features
- Details of method(s) of attachment for signs, awnings and canopies (if applicable)
- COLOR photographs of existing conditions (digital is fine as long as it is clear)

Other Requirements

- Material and hardware samples (in some cases specification or cut sheets may suffice)
- True color paint and/or finish samples, where required by ordinance

Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS*

Instructions for Signs and Awning Applicants

Please include the following with your application:

<input type="checkbox"/>	Twenty copies of the application cover sheet and narrative description (pages 1 and 2 of this form)
<input type="checkbox"/>	Twenty copies of supporting attachments
<input checked="" type="checkbox"/>	Graphic rendering of proposed sign (to scale with dimensions indicated, and including any conduits)
<input checked="" type="checkbox"/>	Photograph of existing building
<input checked="" type="checkbox"/>	Details of attachment
<input type="checkbox"/>	Single set of material samples (if necessary) <i>will provide sample at meeting on the 25th of August</i>

Please answer the following questions (if applicable):

1. Are there existing signs on the building?	<u>No</u>
2. If so, will they be removed or relocated?	_____
3. Sign Material	<u>Sintra (dense plastic)</u>
4. Sign Dimensions	_____
5. Logo or typeface and letter size	_____
6. Lighting Specifications	<u>N/A</u>
7. Describe the method of attachment and underlying material	<u>Lag screw into mortar lines on building</u>

*Please see TMC 13.07 for Guidelines for Signs and Awnings, or contact the Historic Preservation Office.

Please attach all required supporting documentation to this application, and submit it to:

Historic Preservation Officer
City of Tacoma
747 Market Street, Room 1036
Tacoma, WA 98402-3793



Name Maze Hotel



Address 811 Pacific
Alt. Address 811-13 Pacific
Parcel 2008030040
Build Date 1908
Classification Contributing



LEARNING SPROUT

811
Rowland Bldg.

811

AVAILABLE
S

Hamm's
Crown
Duff Beer
HAPPY HOUR
11-12

the OFFICE bar & grill COMING SOON

813

PAULSON'S RESTAURANT

18 7:43 AM



747 Market Street ♦ Room 1036 ♦ Tacoma WA 98402-3793 ♦ 253.591.5220

APPLICATION FOR DESIGN REVIEW FOR SINGLE FAMILY RESIDENTIAL PROPERTIES

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic homes and neighborhoods, please call the Historic Preservation Officer at 253.591.5220.

PART 1: APPLICANT INFORMATION

House Address 605 S. G St. Landmark/Conservation District (if applicable) _____
TACOMA 98405

OWNER INFORMATION

Name (printed) ELIZABETH PATERSON Email elizabethpaterson11@gmail.com
 Address (if different than above) STEVE HARMON
same address Phone 253-383-6381
 Homeowner's Signature* [Signature]
 *Application must be signed by the property owner to be processed.

CONTRACTOR INFORMATION

If application will be presented by a representative or contractor, please fill in the following:

Representative's Name _____ Company _____
 Address _____
 Email _____ Phone _____

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK DATE: _____

INITIALS CHECKED FOR BUILDING CODE*: 8/17/10 [initials] windows only **

LAND USE/ZONING (IF APPLICABLE)*: 8/17/2010 [initials] window only

*PRELIMINARY PLAN CHECK IS NOT AN APPROVAL OF A PROJECT. A SEPARATE PERMIT APPLICATION MAY BE REQUIRED.

APPLICATION FEE (please see page 2)

Estimated Project Cost, rounded to nearest \$1000 \$2000-

Application Fee Enclosed \$50-

** see description page.

PART 3: PROJECT DESCRIPTION

Please describe below the overall scope of work, including all proposed new construction, changes to existing buildings, and any elements to be removed and replaced. (For complex remodeling projects, it may be beneficial to divide the description into different areas [north façade, west façade] or by type of work [windows, doors, siding]).

Attach additional pages if needed.

We are preparing to finish the attic of our house to use as living space, so we will need to repair or replace most of the windows on the Attic level.

Here is the detail by facade:

West Facade/Facing Street: Existing stained glass - no work needed.

North Facade/Facing 4-Plex: Existing multi-paned windows - some repair needed. Alter size of rear window for egress.

East Facade/Facing Alley: Existing multi-paned - repair or replace and alter size for egress window.

Also, we would like to add a window on the Second Floor inside the Sleeping Porch to exactly match the window that is just to the left of the Sleeping Porch.

This would give us a window over the sink in the Kitchen.

South Facade/Facing adjacent house: Replace plywood insert and solid glass window with multi-paned windows to match North Facade.

We will do all work so that it matches the existing windows.

Thank you for your consideration!

Sincerely,
Liz Paterson & Steve Harmon,
Owners - 605 S. G St.

★★ Must have egress window
at attic Bedroom/habitable space.



BASEMENTS AND SLEEPING ROOMS SHALL HAVE AT LEAST ONE WINDOW WHICH OPENS A MINIMUM OF 5.7 SQUARE FEET, HAS A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES, AND A MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES. MAXIMUM SILL HEIGHT SHALL NOT EXCEED 44 INCHES

ck

NORTH/WEST - FRONT of HOUSE

LEAVE WINDOWS AS-IS

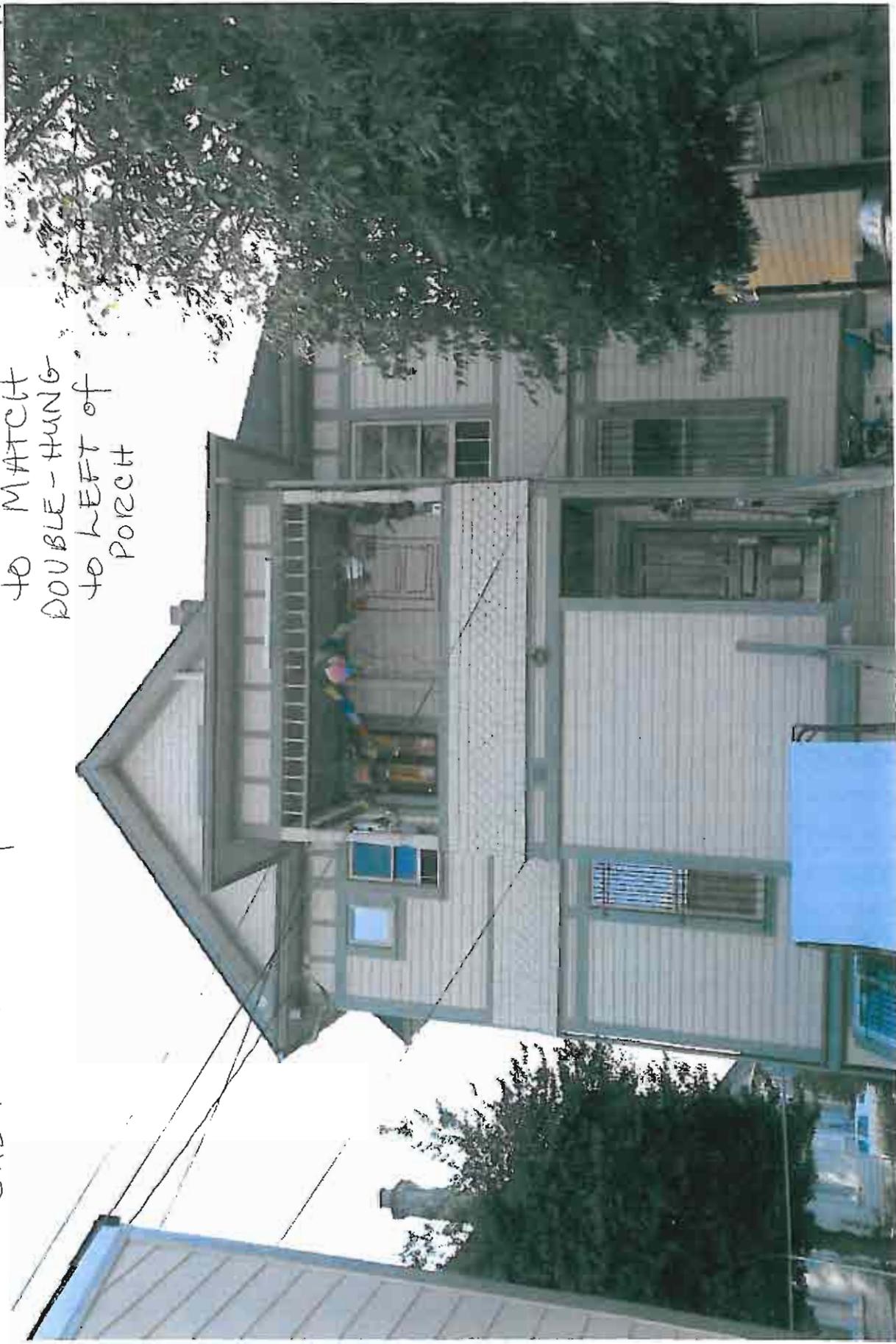


EAST - BACK of HOUSE - ATTIC WINDOW

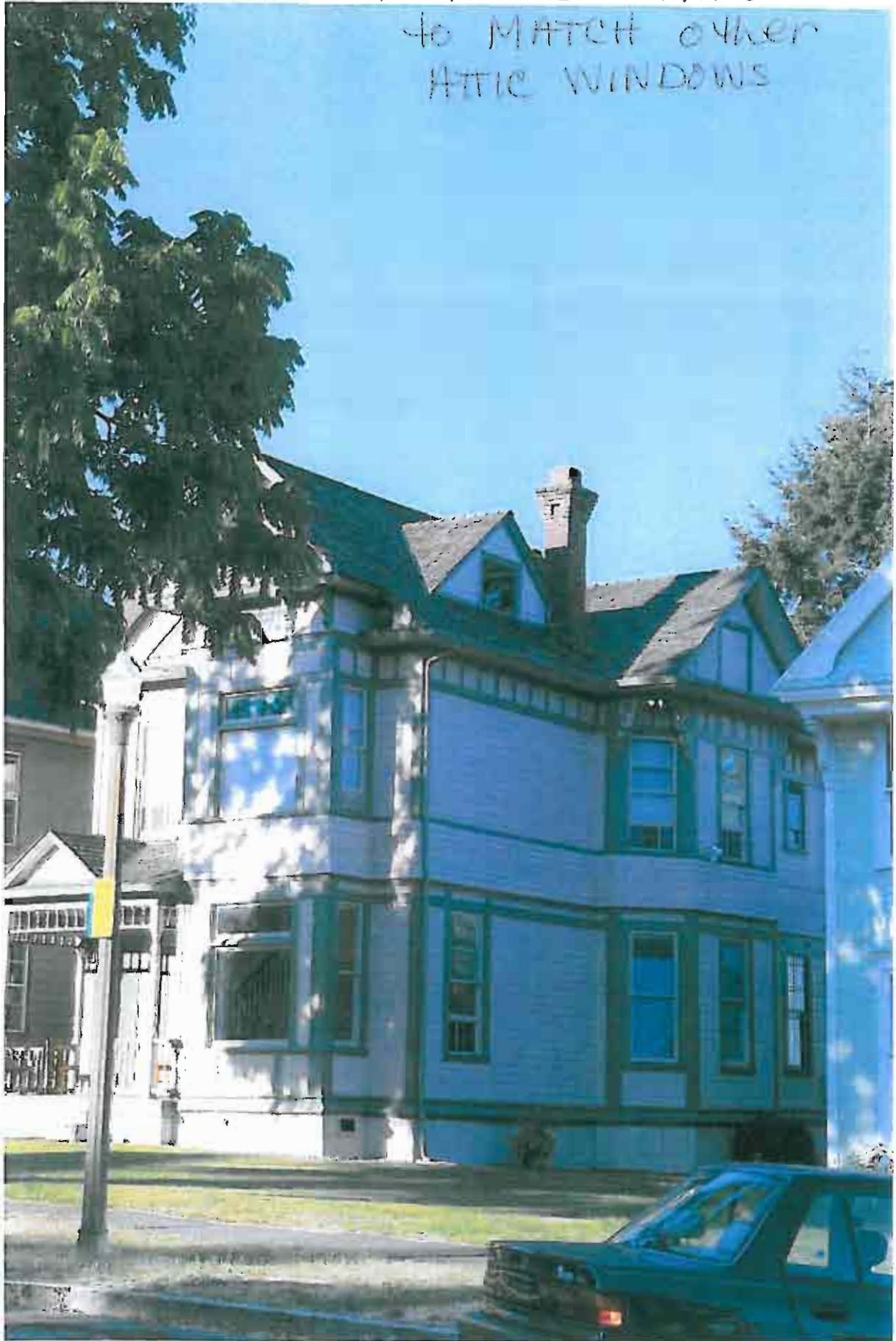


EAST - BACK OF HOUSE : ADD WINDOW IN SLEEPING PORCH

TO MATCH
DOUBLE-HUNG
TO LEFT of
PORCH



SOUTH SIDE - REPLACE WINDOWS
TO MATCH OTHER
ATTIC WINDOWS



SOUTH SIDE- CLOSE-UP

