

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtle
Ken House
Imad Al Janabi, PhD.
Fred King
Megan Luce
Ha Pham
Pamela Sundell
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: March 23, 2011

LPC 28 /11

Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

Commission Members in Attendance:

Ken House
Fred King
Megan Luce (late arrival)
Bret Maddox, S.E.
Mark McIntire
Ha Pham
Pamela Sundell

Staff Present:

Reuben McKnight
Tonie Cook
Tom Rutherford
Jim Parvey

Others Present:

Mathew Horwitz, Kent McLaren

Commission Members Excused:

*Edward Echtle, Imad Al Janabi, Duke York and
Marshall McClintock*

Chair Mark McIntire called the meeting to order at 5:01 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Edward Echtle, Imad Al Janabi, Duke York, and Marshall McClintock were excused.

2. DESIGN REVIEW

Old Business

A. 815-819 Pacific Avenue – Olympus Hotel (Old City Hall)

Mr. Reuben McKnight read the following Staff Report:

At the March 9, 2011 meeting, the Commission deferred a decision on the window replacement proposal and requested additional information as well as a site visit, scheduled on Friday, March 18, 2011 (after the issue date of this report). The applicant provided a revision to the proposal which is enclosed and summarized below.

The current proposal includes rationale to replace the windows, including background on the ownership and objectives of the project, program funding, consultant team information, program analysis, project scope including energy efficiency and resident comfort, durability, moisture resistance and indoor air quality, operability/air quality, operating costs, minimize disruption to tenant, comply with State ESDS mandate. Also included is information on roof repair, and boiler and exhaust fan replacements.

Revised Window Replacement Proposal (see page 5 of *Olympus Hotel Rehabilitation Proposal Report*)

1. Pacific Avenue (West) Elevation: replace all existing wood windows on 2nd floor and above with custom manufactured, wood replica units w/insulated glass matching existing profiles and lugs on upper sash rails;
2. North & South Elevations: existing fire-rated metal windows with new "rated" units; with fixed upper glazing & awning style operation below which adds a safety feature;
3. Rear (East) Elevation: replace existing wood windows w/metal clad wood windows matching existing windows, with 6 over 1 pattern with rails, styles and muntins.

He noted the sample of the wood replica unit was also brought to this meeting for the Commission's review.

Window Sill repair of cracked sills on east and west elevations with Siplast Parapro fluid-applied PMMA product reinforced with polyester mat material, retaining original dimensions, character and color of existing sills. North and South elevations: prefer use of galvanized metal sill covering system for the fire-rated window openings; a slight vertical lip extending over top edge of existing sill would be visible from street.

A copy of the March 9, 2011 Staff Report and summary of Commission comments from that meeting are enclosed at the end of this report.

Chair Mark McIntire stated that he attended the March 18th site visit to the Olympus Hotel Building along with Commissioners Ha Pham and Ed Echtle, as well as Staff Tonie Cook.

Since Commissioner Ed Echtle was not able to attend this meeting, Chair Mark McIntire read his written comments, which follows:

"After our visit I believe the windows we observed at the Olympus are not beyond restoration. That said, I am aware of the cost considerations faced by the owners and understand their desire to complete the work quickly and within current energy guidelines. I therefore feel the replacements are acceptable in this particular situation, although my preference is restoration".

Commissioner Ha Pham stated that she attended the site visit and took photos of windows on the site visit and offered that the windows are in good condition, restorable, and should not be replaced.

Chair Mark McIntire stated that he agreed with Commissioner Ha Pham.

Mr. Mathew Horwitz introduced himself to the Commission, offering that he works with Common Ground as the development consultant for the operator, Korean Women's Association. He thanked the Commission for the second review with the Commission and the three Commissioners who attended the site visit.

Mr. Horwitz stated that he wanted to address the key issue, which is that he agreed the windows are historical, and some require extensive repair and calibration and concerned the low-income residents with window operability, the energy cost to residents, and comfort of the residents, and long-term maintenance by the owner. He noted that his review included research on storm windows, which is costly and significant increment to the total cost; he stated that primarily the tenants would have difficulty to operate and concern with long-term durability and maintenance of the storm windows. He re-affirmed agreement with the historic windows good condition, but as a property owner, the choice was replacement with new windows.

Mr. Kent McLaren added that part of the goal is to resolve moisture penetration as well as degradation of the masonry on the exterior envelope of the building, through the process of window replacement.

Mr. McLaren presented additional photos of the windows' conditions which was defined by their professional window consultant (Legacy).

Mr. Horwitz asked for final direction from the Commission at tonight's meeting as well as discuss other options, if

that is appropriate.

Commissioner Pamela Sundell asked about existing profiles and difference with the new windows; she asked if the proposed awning windows was a new proposal.

There was discussion on the window styles, including a fixed glazing on the upper and awning on the lower.

Mr. McKnight discussed the primary Pacific Avenue and secondary elevations (sides and rear elevations) and asked the Commission's consideration of addressing the elevations individually, beginning with the primary. He summarized the Pacific Avenue Elevation's proposed all wood window appears to be a better window replacement than a true-divided lite window, emphasizing that this is where the project cost lies

Commissioner Pamela Sundell stated that she is impressed that a full wood window is the new proposal on this elevation. She said that it is difficult to approve removal of the existing windows, however, in consideration of the costs, the type of all wood window as a replacement, operability and the population served, which is worthy of a good window, and she would support this new window on Pacific Avenue.

There was clarification on the south elevation –window openings were created in 1999 to increase the number from two existing original window openings.

Mr. Horwitz offered to bring samples of the metal replacement unit or cut sheets.

There was discussion on a salvage plan and the lead paint posed problem to restore.

Commissioner Ha Pham stated that she was not in favor of removing the windows, offering that there are solutions for all of the issues presented; she further stated that especially, the significant historic Pacific Avenue elevation should be retained. She stated that all windows, including new replacement windows, will need to be maintained, which new windows does not eliminate this issue; she added that there are also many options for storm windows to increase energy efficiency.

Commissioner Ken House thanked the consultants for their time spent on this application and in providing information on the purpose of the Korean Women's Association. He stated that he is willing to focus on Pacific Avenue elevation and compromise on the other three sides. He added that the Secretary of Interior's Standard is clear, which is to restore; but he would not be completely upset if this specific proposed wood window is selected, but his concern is restoration first on that façade, Pacific Avenue.

There was clarification that there is no further funding to help with a rolling type restoration project, whereby residents remain in their units.

Mr. Mathew Horwitz described mechanical systems with air replacement to produce a controlled system which allows the opening of windows with a tight seal. He also stated that there are many options for storm windows that must be maintained consistently and, again, highlighted the limited to no operating funds.

Commissioner Megan Luce thanked the consultants for their in depth work on this proposal but agreed with Commissioner Ha Pham that the primary façade is significant and shared more willingness to compromise on the other elevations.

There was discussion of the moisture intrusion and the problems on this building such as the slope of the window sills resulting in collection of moisture.

Chair Mark McIntire and Mr. Reuben McKnight summarized the discussion: There was more need for direction on the three minor elevations and some comfort in restoration on the primary elevation; the evidence does not justify replacement on the primary.

Chair Mark McIntire stated his direction, that steel windows were okay on the north and south elevations and not

concerned with the rear (east) elevation; however, he stated agreement with restoration on the primary. There was discussion on the various window scenarios and maintenance, use of interior storm windows, and teaching the operation of storm windows.

There was a motion:

"I move that we, the Landmarks Preservation Commission, reject the request to replace the existing windows on the Pacific Avenue façade, at 815-819 Pacific Avenue, Olympus Hotel".

MOTION: House

SECOND: Pham and Luce

MOTION: Carried (1-no; 7-yea)

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the replacement of the existing windows with steel windows on the north and south elevations as submitted and reviewed by the Historic Preservation Officer, and approve the replacement of the existing windows with metal clad wood windows on the east elevation, at 815-819 Pacific Avenue, Olympus Hotel".

MOTION: Sundell

SECOND: Kiing

There was agreement to amend the motion to put in place, a feasible salvage plan prior to replacement of the windows and, if not feasible, then Staff will return to the Commission.

MOTION: Carried

Mr. Reuben McKnight stated that the written decision will be issued within a few days, noting that the three non-primary (north, south, and east) elevations can be permitted immediately and the decision on the Pacific Avenue elevation can be appealed within ten days of receipt of the written decision.

New Business

A. Murray Morgan Bridge

Mr. Reuben McKnight read the Staff Report.

Built in 1913, the Murray Morgan Bridge was designed by Waddell and Harrington and is listed on the Tacoma, Washington and National Registers of Historic Places. It is an early example of a center lift bridge, with a high deck and sloping grade, it is the only bridge of its kind in Washington State. In December 2009, the City took over the ownership, operation, and maintenance.

The City is seeking direction and approval regarding final paint color. Several photo simulations are included with the Staff Report. Because the bridge is on the National Register of Historic Places and the City is receiving federal funding for the bridge rehabilitation, the City of Tacoma has signed a Memorandum of Agreement with FHWA, WSDOT, and SHPO that outlines the rehab of the bridge.

The bridge has been painted several colors over the years. WSDOT's cultural resource staff has indicated that the most appropriate color choice would be a color that was used over 50 years ago. This would limit the City to black (the original color) or aluminum/silver, which was on the bridge by the 1940s.

The City needs to direct its contractor regarding paint color soon, because the final paint selection affects the primer color. Work is scheduled to start in the spring.

Because the Murray Morgan Bridge is a skyline feature of Tacoma, and because of the long process that has evolved to preserve the bridge, the choice of color is an important one that is likely to generate significant interest.

Secretary of Interior's Standards for Rehabilitation to be considered:

Standard #5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Analysis to be considered:

1. Built in 1913, Murray Morgan Bridge, formerly the 11th Street Bridge, is listed on the Tacoma, Washington and National Registers of Historic Places. It is an early example of a center span lift bridge, with a high deck and sloping grade, and is the only bridge of its kind in Washington State.
2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this property per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The original color of the bridge was black, which is consistent with bridge architecture of this period. The bridge has been repainted several times, and colors have included silver, gray and light blue. The most recent paint job was in the 1970s.
4. The current options for the proposed paint colors for the Murray Morgan Bridge include black with an unpainted span or silver with an unpainted lift span, which both appears to meet Secretary of Interior's Standards for the Treatment of Historic Properties and National Park Service Preservation Briefs, for appropriate methods affecting historic features.

Staff recommended adoption of the above analysis as findings, and deferred recommendation to the Commission.

Mr. Tom Rutherford, Project Manager for the City of Tacoma Public Works Engineering, presented the history and ownership of the bridge, including current rehabilitation work and code compliance with a goal of opening to traffic in 2012. He circulated a sample of the recent reproduction of the original historic glossy black color, and reviewed the various colors since the original black color paint, which follows:

In 1946, the bridge was painted an aluminum color (silver that weathered to grey);

The current bridge colors include green on the girders which was painted in 1964; the entire bridge was painted green in 1964; in 1974 the truss bands were painted space blue and, in 1976, the girders on the city approach were painted Viking grey.

He presented historic photos and photo simulations of several paint colors: all black, black with the aluminum lift section unpainted, all silver matching the aluminum color, as well as burnt orange and green.

Mr. Rutherford stated the mechanical room, currently painted a yellow color, would be painted a color to match the bridge color; he added that the original steel truss over the lift span was replaced in the 1970s with aluminum, which is not subject to corrosion seen on the remainder of the bridge; he added, it would be very difficult to paint the truss span over the bridge. Aluminum is powder coated in a controlled setting (i.e. shop area) and noted the limited rehabilitation funds received from the State. He noted the construction of the containment structure that will protect the environment because of the existing lead paint.

The Commission discussed painting the cross span sections of the lift span area (i.e., the four horizontal members), which would be very difficult to paint in an outside environment and the long-term repainting requirements, some interest in a silver color that unifies the bridge, black is appropriate as historic color, the black is the original classic vintage color for this Tacoma bridge and other bridges in other locations in the nation and the painting of this bridge is of significant importance for the City of Tacoma.

There was a motion:

"I move that we, the Landmarks Preservation Commission, approve the analysis as findings, and approve the Murray Morgan Bridge painted black and the aluminum truss over the lift span section of the bridge remain unpainted".

MOTION: House
SECOND: Luce
MOTION: Carried

In consideration of the Old Town Neighborhood Public Information session scheduled at 6:00 p.m., the remainder of the agenda was re-scheduled to the next regular meeting of the Commission.

The meeting was adjourned at 6:05 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer