

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtle
Ken House
Jonah Jensen
Megan Luce
Daniel Rahe
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator



Agenda

Landmarks Preservation Commission Community & Economic Development Department

Date: May 23, 2012
Location: 747 Market St, Tacoma Municipal Building, Room 248
Time: 5:00 p.m.

LPC 38/12

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
- B. Meeting Minutes – 04/25/2012

3. DESIGN REVIEW

- A. 1902 Jefferson – Tioga Building (Union Depot) Milt Tremblay, Director of Facilities, UWT 5 m
sign

4. CHAIR COMMENTS

5. BOARD BUSINESS/PRESERVATION PLANNING

Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: June 13, 2012, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 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, or online at <http://tacomaculture.org/historic/resources.asp>. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.



The City of Tacoma does not discriminate on the basis of disability in any of its programs, activities, or services. To request this information in an alternative format or to request a reasonable accommodation, please call the Community and Economic Development Department at 591-5200 (voice). TTY or speech to speech users please dial 711 to connect to Washington Relay Services, or email landmarks@cityoftacoma.org.



STAFF REPORT

LPC 39/12
May 23, 2012

DESIGN REVIEW

AGENDA ITEM 3A: 1902 Jefferson – Tioga Library Building (Union Depot)

Milt Tremblay, Director, and Mike Gruit, Architect, University of Washington Tacoma

BACKGROUND

On June 9, 2010, as part of the UWTPH3 Master Plan, the Commission approved the demolition of the c 1952 noncontributing JET Annex Building, and construction of a new library/educational/faculty building on the site, including a connector bridge to the existing library building. Tioga Building is the name for the library complex that includes this new building, which shares a party-wall with Tioga.

The current proposal is one new exterior sign design installed on the fifth floor on the new building's east elevation on Hood Street. The design including the University of Washington's logo, which is a single block halo lit letter, "W" in one bold purple color, 7'2" in height by 8'4" in width. The sign will be installed in the center concrete area between historic Tioga and the newly constructed building. The "W" is illuminated by LED lighting mounted inside the painted aluminum fabricated letter; the letter will be illuminated only at night.

City and University representatives are currently coordinating the code review for the proposal and will report as appropriate at the Commission meeting.

STANDARDS

Union Depot/Warehouse Historic Special Review District and Union Station Conservation District

TMC 13.07.270 includes Design Guideline #7 a. General, (1) All new signs and all changes in the appearance of existing signs displayed so as to be visible from streets, sidewalks, or alleys require Landmarks Preservation Commission approval.

7. Signs

a. General.

(1) All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs.

(2) If there is a conflict between these standards and the requirements in the City's Sign Code, the more strict requirement shall apply.

b. Location and Size of Signs.

(1) Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).

(2) The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic. Projecting signs shall generally not exceed nine square feet on first floor level.

c. Messages and Lettering Signs.

(1) Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.

d. Color.

(1) Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes.

(2) Colors shall be chosen to complement, not clash with, the facade color of the building. Signs should normally contain not more than three different colors.

e. Materials and Illumination

(1) Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.

(3) Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as:

(i) Individual back-lit letters silhouetted against a softly illuminated wall.

(ii) Individual letters with translucent faces, containing soft lighting elements inside each letter. Metal-faced box signs with cut-out letters and soft-glow fluorescent tubes.

(iii) However, such signs are generally suitable only on contemporary buildings.

f. Other Stylistic Points

(1) The shape of a projecting sign shall be compatible with the period of the building to which it is affixed, and shall harmonize with the lettering and symbols chosen for it.

(2) Supporting brackets for projecting signs should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion.

(3) Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

ANALYSIS

1. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to buildings as well as streetscapes and right of ways, and signs, per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.
2. *Applicable guidelines for consideration of this application include: Guidelines for building design and streetscape improvement review in the Union Depot-Warehouse Historic District, specifically Guideline #7 regarding signs.*
3. The proposed sign is a one letter aluminum logo type design, which is installed on the fifth floor of the new building on Hood Street; the one letter sign does not appear to dominate the façade with its location on the concrete column section, therefore meeting *Union Depot-Warehouse Historic District Guideline #7, specifically, b. Location and Size of Signs, (1) "...[the sign does] not dominate the building facade..."* and appears to be an appropriate scale for the building, meeting guideline item, 7. b. (2) *"...individual letters shall be of appropriate scale for pedestrians and slow-moving traffic..."*
4. The proposed logo sign on the building appears to meet *Union Depot-Warehouse Historic District Guideline #7. Signs, c, (1), specifically for, "The use of pictorial symbols or logos is encouraged"* and, 7 e, *"Materials should be durable and traditional"*; the proposed material is aluminum.
5. The proposed sign's bold color on the building may not meet the *Union Depot-Warehouse Historic District Guideline #7, specifically, d. Color(1) Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes"*. However, the logo letter is one single bold color that is used as part of the owner's business logo and is installed onto a new building, and appears to meet Guideline 7, d: for, *"...no more than 3 colors..."*
6. The proposed sign is illuminated and appears to be suitable for the new building, thus meeting Guideline 7 e. Materials and Illumination, for use of 7 e. (3) (iii), *"Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as..."* a sign on a *"...contemporary building"*. The building is newly constructed and mounted to the concrete wall with a series of anchor bolts.
7. The City land use planning staff is currently reviewing the proposal, and this information will be reported to the Commission at the meeting.

RECOMMENDATION

Staff recommends adopting the above as findings and defers recommendation pending the outcome of the Land Use review, to be presented at the meeting.

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtele
Ken House
Jonah Jensen
Megan Luce
Daniel Rahe
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator

draft



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: April 25, 2012

LPC /12

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

Commission Members in Attendance:

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtele
Ken House
Marshall McClintock
Daniel Rahe
Duke York

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

Bruce Curcio
Donella Curcio

Commission Members Absent:

Commissioners Jonah Jensen and Megan Luce

Chair Mark McIntire called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Jonah Jensen and Megan Luce were excused.

B. Meeting Minutes

The meeting minutes of April 11, 2012 were approved with the attendance record corrected, noting Commissioners Edward Echtele and Jonah Jensen were not in attendance at the meeting of April 11, 2012.

2. PUBLIC HEARING – NOMINATION TO THE TACOMA REGISTER OF HISTORIC PLACES

Mr. Reuben McKnight reported on the notes on general order for nominations to the Tacoma Register of Historic Places as follows.

The Tacoma Register listing will follow procedures defined in 13.07.050, and will consist of a minimum of two separate Commission meetings. The initial meeting was on January 26, 2011, and the Commission determined that the property met the threshold criteria in the ordinance for age and integrity and scheduled a public hearing and comment period; at which, the public may enter comments for the record. 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.

The Tacoma Municipal Code lists six criteria for designation in Chapter 13.07.040.

The purpose of this hearing is to receive public comments regarding the nominated property, and to determine if the property meets one or more of the six nomination criteria in the City Ordinance. The Commission may elect to

leave the record open until the next regular meeting, or, if no additional comment is warranted, take action on the nomination following public testimony.

A. 612 North 4th Street (Ella and John Snyder House)

Mr. Reuben McKnight noted the Staff Report, as follows.

The Ella and John Snyder house at 612 North 4th Street is nominated for Criterion B, C, and E. Constructed in 1905, the nomination states, *"The house demonstrates remarkable integrity being largely unchanged both externally and internally"*

Standards to be considered:

The property is nominated under the following Tacoma Register Criteria:

Criterion B, for, *"its association with the lives of persons significant in our past"*. The house is associated with the previous property owners, John Snyder, who founded three Tacoma lumber mills; Frost Snyder, his son and prominent forest products industry leader; and Kenneth Roegner, a long time Commonwealth Title executive.

Criterion C, for, *"its distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction"*, The house was designed by prominent Tacoma architect Ambrose J. Russell, who was influenced by both Shingle and Craftsman architectural styles, which are elements represented throughout this home. Four exterior alterations were made to the house within the past twenty years. The house is a demonstration of the lumber industry's impact to the region with its construction material using old growth forest.

Criterion E, for its location, which *"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 a historic, cultural, or architectural motif,"* The Snyder house is a contributing structure located in the Stadium-Seminary National Historic District.

This is a nomination for the exterior of the existing building.

The Commission voted to forward this property for public comment and additional consideration on March 14, 2012, finding that it appears to meet the Landmarks designation criteria in 13.07.040.

Staff recommended that the nomination be forwarded with recommendation for listing to the City Council.

Commissioner Marshall McClintock, North Slope Ex-Offico, offered support of the nomination.

There was a motion:

"I move that we, the Landmarks Preservation Commission recommend to City Council that Ella and John Snyder House be included on the Tacoma Register of Historic Places, including the exterior of the existing buildings at 612 North 4th Street, finding that it meets Criteria B, C, and E of TMC 13.07.040."

MOTION: York
SECOND: Echtle
MOTION: Carried

3. DESIGN REVIEW

A. 715 N J Street – North Slope Historic Special Review District

Mr. Reuben McKnight read the Staff Report, as follows.

Constructed in 1892, the house at 715 North J Street is a contributing structure in the North Slope Historic District. This house has been in enforcement status since 2008 for installation of vinyl windows on the side elevations by a previous owner without approval or permits. Beginning in mid to late 2009/early 2010, the property was in foreclosure and relisted for sale. During the subsequent purchase transaction, the prospective new owner, Mr. Bruce Curcio, became aware of the violations. He spoke with code enforcement and historic preservation staff, and following that discussion elected to proceed with the purchase. Staff agreed to suspend enforcement actions until Mr. Curcio was able to either remediate the violation or prepare a retroactive application for the 2008 window installation.

However, since that time Mr. Curcio has had a series of costly repairs to complete on the house. These took priority over this request for consideration of relief from the 2008 window violations.

The following is a summary of the activities at this address:

1. On May 23, 2007, the Commission approved a retroactive application for relocation of the front entry door to its original location, replacement of siding on the front porch, and the replacement of an existing window with a larger wood window (previous owner – work completed without permits).
2. In 2008, vinyl windows were installed on the third floor on the two side elevations without obtaining permits. On March 7, 2008, complaints were made to the Historic Preservation Office, resulting in a series of letters and requests for application submittals to the property owner; notification was also sent to the Enforcement Division resulting in stop work orders. There was no response from the property owner and most of the communication was returned “Undeliverable” to the HP Office. There was also a time period that the enforcement was closed and reopened.
3. Subsequently, in mid-to-late 2009, the property was in foreclosure.
4. On April 12, 2011 the prospective new owner Mr. Bruce Curcio spoke with Reuben McKnight, Historic Preservation Officer, to discuss the window violation and possible suspension of the violation by Enforcement.
5. On April 13, 2011, Enforcement Division notified Reuben McKnight that the prospective new owner had discussed the violations on the property with their Staff.
6. After those meetings, Mr. Curcio finalized the purchase and the suspension of enforcement was granted.
7. In July 2011, staff visited the property to discuss other possible exterior projects as part of the overall retroactive application submittal. This meeting resulted in notification to Code Enforcement that the owner would submit a proposal to the Commission by fall 2011; again, an extension for the suspension was granted.
8. During fall 2011, the home needed costly emergency repairs.
 - a. A complaint of non approved exterior work was submitted to Code Enforcement; an enforcement notification was sent to the owner. Staff determined, after discussing with the owner, that all of the exterior work was repair, and no additional approval was required. The repair work included: recaulking of window casing, re-pitch and resurface of a leaking deck over the living space and repair of interior damage due to the leaking deck, and chimney repair, including flashing and pointing.
 - b. Additional items needing attention include: deterioration of exterior wood and window sashes, cracked stucco, missing flashing, shingles and glazing, and gas furnace replacement. Other items that the owner wished to address include insufficient insulation throughout the house and around ducts.

c. Based on this communication, another extension (on December 19, 2011) was granted by Enforcement to submit the application by April 2012.

9. The property remains an open Code Enforcement case.

The current owner, Bruce Curcio is requesting relief from enforcement to remove the vinyl windows installed in 2008 by the previous owner. This request is based upon the following factors: there have been significant unexpected costs of repairs throughout the home since purchase, the owner feels that the correction of the windows are a lower priority than some of the other outstanding issues, and because the location of the windows is on the third story side elevations, the visual impact on the district is reduced.

Standards to be considered.

North Slope Special Review District Guidelines

#6, Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles, or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

#7. Rhythm of Openings. Goals: Respect the patterns and orientations of door and window openings as represented in the neighboring buildings. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. Doors also tend to be paneled or contain glazed openings. Windows are vertically oriented. Large horizontal expanses of glass are created by ganging two or more windows into a series. Most windows are either single or double hung, with a few casement windows being incorporated into the designs. Many of the buildings had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Most older windows were also surrounded with substantial trim pieces or window head trim.

Analysis to be considered.

1. The home on the property is historically significant as a contributing structure in the North Slope Historic District; it was constructed in 1892. As part of the North Slope 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 including new construction per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.
3. The replacement vinyl windows were installed by a previous owner without approval by the Landmarks Preservation Commission; the current owners became aware of the 2008 violations one day prior to purchasing the home.
4. Since the purchase of the home in April 2011, the new owners discovered numerous problems in need of urgent repair, including but not limited to the following: deterioration of exterior wood and window sashes, cracked stucco; missing flashing, shingles and glazing; chimney repair; interior damage due to the leaking deck; re-pitch and resurface of the deck over the living space; insufficient insulation throughout the house and around ducts, and gas furnace replacement.
5. Because of the specific extent of the water leak damage, the owners have also prioritized interior work because of the upcoming birth of their first child to ensure the house is clear of health hazards.
6. The removal and replacement of the nonpermitted vinyl windows and replacement with wood or another material introduces considerable expense.

7. The owner cites the following as additional factors for consideration:
 - a. The vinyl windows are located on the third floor on both of the side elevations, which are not as visible from the right-of-way as is the primary elevation's visibility.
 - b. The previous owner did cosmetic upgrades which covered costly damage and deterioration, which needed to be addressed by the new owners. Because of the deferred maintenance, the recent repairs to the home have been ongoing in order to stabilize this historic building. The unexpected repair costs caused the owners to defer other work on the home
 - c. The violation was first issued three years before the new owners purchased the property; there was no information about the violation during the initial title search in April 2011.
8. A proposal to remove existing wood windows and install vinyl windows does not appear to meet North Slope Special Review District Guideline #6 Exterior Materials, specifically, "*Use compatible materials that respect the visual appearance of the surrounding buildings...*" and, NSHD Guideline #7. Rhythm of Openings, specifically, "*Respect the patterns and orientations of door and window openings as represented in the neighboring buildings...windows are vertically oriented...most windows are either single or double hung...*" This work was completed without permits over four years ago, by the previous owners.
9. The vinyl windows are located on two secondary elevations, which appears to reduce the windows' visibility from the right-of-way; all other existing wood windows on the property will remain.
10. The Commission has approved vinyl windows based on specific reasons such as, replacement of existing vinyl or aluminum windows (which are exempt from review); nonpermitted work by previous owners, fire damage, severe deterioration, in conjunction with unique circumstances such as the property is a secondary structure and/or a property that had extensive alterations previously or, in some cases, a remediation package along with a request for consideration of economic hardship.
11. The owner is taking the proper steps by submitting this application for approval, which will bring the property into compliance and close the enforcement case on the house.

Staff recommended adoption of the above analysis as findings and approval by the Commission.

Commissioner Duke York confirmed with the property owner that the reason for the request for relief is because of financial hardship. He commented the landmark status is on the property (versus the owner) and emphasized the issue of the window violation is also with the property, posing that the current owners' dealings with the house are somewhat secondary. He stated the financial request is very clear, but does not agree the vinyl windows should stay on the property indefinitely.

Commissioner Marshall McClintock talked about this property's code enforcement history on this property and the need for cost details described in the economic hardship request, and noted Commissioner York's clarification on landmark property status and the window violation.

Property owner Mr. Bruce Curcio commented that the violations were performed by a previous owner and asked the Commission to consider him, the current property owner, in a separate category (than the prior owners).

There was discussion about the buyers, who are now the current owners, learning about the enforcement case on the night before closing the house sale; the buyers commitment at that point with no evidence of a lien (for this violation) through the title search, the fact that the property was in foreclosure status, and consideration that a prior owner performed the work without permits four years ago.

Mr. Curcio added that his discussions with Staff presented support there was time to deal with the past violations and it was not outside the realm to request relief; he stated there was no guidance from Staff to include receipts, which he noted he could have provided with this application.

Commissioner Duke York stated the allowance of time for the owner to mitigate the vinyl windows on the historic house was one option, but to give permanent relief to retain the vinyl windows on the side elevations changes the historic significance of the house.

Mr. Curcio stated he understood about preservation of the house, but reminded the Commission that his situation had extenuating circumstances because the previous owners knowingly did the work without a permit and did not request retroactive approval; he stated he was not requesting approval on work he, as the new owner performed; he again noted this case is a separate (application) category.

Commissioner Ken House described the request in a series of decisions, which follows:
The first consideration is if the windows are a problem. If the windows are acceptable given the façade (i.e. windows are located on secondary elevations), then the Commission can consider a delay or consider financial hardship as an issue. If the Commission finds the windows are not acceptable, then the Commission's decision can be extended (until additional financial information is submitted). He added he would like to delay (the decision) so the financial documentation can be submitted. He concluded by asking if the windows matter.

Mr. Reuben McKnight described the general processing of enforcement cases. He stated, typically Code Enforcement prepares a plan of action to resolve the issue which can include a submittal of a retroactive application and a decision is made by the Landmarks Preservation Commission. The decision is then forwarded to the case officer by Historic Preservation Staff. At that point, the owner obtains any retroactive building or other permits and then the case is reviewed by the Enforcement Division.

He added this specific enforcement case has been ongoing since 2008 and the Historic Preservation Staff's role is to stay on the path to compliance; there are several options that could have been pursued, including removal of the vinyl windows and restoration to some historical appearance, as well as to defer, deny, or approve the application.

There was discussion on the cost and staging required of the windows on each side of the home on the secondary elevation.

Commissioner Duke York talked about the consideration of removal of the enforcement issue only and as an issue separate from the detrimental appearance of the historic building because of the impact of the vinyl windows on the side elevations.

Chair Mark McIntire discussed the Commission's previous decisions on this type of case and commented that the treatment of vinyl windows on secondary elevations is not the "...*absolute worse thing and the windows are [located] in the gable.*"

Chair Mark McIntire asked the Commissioner's views on the vinyl window treatment.

Commissioner Ed Echte offered that the best option is longterm deferral, noting this rationale is not based on an individual residence but rather as part of a historic district. He added, neighbors came together to preserve the district, which is a reasonable reason for perhaps a long term deferral. He stated he was not in favor of setting precedent and the Commission's responsibility is to the entire neighborhood.

Mr. Curcio offered that this is a unique situation and the Commission has a responsibility to allow the flexibility to make a decision per each case and setting a precedent can be broken because each case is a different situation.

There was a request for clarification on the process to defer the window violations and the option of leaving the violations in enforcement status.

Mr. Reuben McKnight stated that code enforcement will respect the Commission's decision and Staff will work with Code Enforcement on that decision. He added it may be possible to prepare a longterm deferral and to make it clear it is an exception.

There was discussion on the claim of financial hardship without the cost detail information, the buyer's knowledge the house was located in a historic district and knew about the window violation before purchasing the house, the location of the windows on side elevations and request for information on the lengthy time period of the violation without the level of citations requiring placement of a lien and the challenge because of the foreclosure involvement by the bank.

Commissioner comments included requesting additional financial information and to support a longterm deferral to allow time for the owner to prepare a restoration plan for the windows.

Mr. Bruce Curcio stated that although he did know there was a violation on the property, the people whom he talked with before the purchase made him comfortable (to move forward with the purchase) and to use the approach of making retroactive application to the Commission, so that was a piece in his decision making (to buy the house) and it was the "eleventh" hour prior to buying the property.

Mr. Reuben McKnight stated that longterm deferral would involve the enforcement division closing the enforcement case and a mechanism would be put into place to revisit the decision. He explained the previous delay was implemented through a process of request for suspension (i.e. suspension of activity on the open violation case) to allow time for the owners to submit the retroactive application. He further noted that he did not know how the case was removed from active enforcement for a few months in 2008.

Mr. Curcio described his frustration on the history of the open versus closed enforcement case and the previous owners not being held accountable for the violations, although he acknowledged the loss of the house through foreclosure, and the status of the open violation case is now the buyer's problem, and he expressed his concern there was no information on the window violations through title search.

Mr. McKnight explained there have been a lot of foreclosures in Tacoma and the banks do not deal with all of the details on foreclosed properties; there was acknowledgement it was possible the citations did not trigger the level of issuing a lien on title.

Mr. McKnight outlined a potential administrative mechanism to retain the Commission's decision of this case by placing a note on the building inventory for this particular property; the inventory is a means that can update current conditions on individual landmark properties during the Commission's annual review of the bylaws. He stated the inventory can be updated each year during the yearly review of the bylaws, which can be, if the Commission so chooses, the mechanism for long term deferrals, standing decisions by the Commission. He added, there can be title transfer but the violation notation stays with the landmark property building inventory.

The Commission commented on the appearance of the vinyl windows and effect on the historic building and neighborhood, and previous decisions on secondary elevations meeting a lesser standard, including a different level of compatible window material (than wood). Another comment was fairness to the property and the owner as well.

Commissioner Ken House commented on requesting financial information, and again posed the consideration of the appearance of the vinyl windows on secondary elevations as a factor.

North Slope Ex-Officio Marshall McClintock described the windows that were removed, as follows: very decorative 5' X 6' or 5' X 8' divided lites and the window openings were enlarged, without approval. He added that the neighborhood called to report the work to enforcement as well as the historic preservation numerous times. In addition a rear window was also installed in a new opening. He talked about the current situation before the Commission and if the current design is acceptable or if there is a more appropriate window design and material that meets the requirements for the integrity of the property.

There were additional comments, including the acknowledgement of not having a precedent for the flat vinyl windows in the district, further consideration of the financial relief request, and if the Commission considers the current condition of the house and to what degree vinyl windows on secondary elevations detract from the historic house and District.

Mr. Reuben McKnight summarized the discussion, including deferral with a request for additional financial information, long term deferral with a mechanism developed to retain the violation history such as on the buildings inventory, approve the request as is, reject the request and resolve the issue such as, window replacement. He added that Staff can implement the approach selected by the Commission.

Commissioner Ken House commented on the consideration of recommending a motion to accept the application as is because of the vinyl windows' locations on the second floor levels on secondary façades, and prior owners' performed the work without a permit. He stated if the motion is approved, then the retroactive application is approved, and if the motion fails, another motion can be recommended that may or may not include a note about the violation on the buildings inventory.

There was a motion:

"I move that we, the Landmarks Preservation Commission, accept the analysis as findings, and recommend approval of the existing windows, based on the location of the windows on secondary elevations and the enforcement history, in which the window violation was issued to previous owners in 2008; in addition, a note about the violation of the vinyl window installation will be placed on the buildings inventory with the property"

MOTION: House

SECOND: Rahe

MOTION: Carried (5 to 1)

Staff stated that the enforcement division would be notified of the decision and the written decision would be forthcoming.

4. COMMENTS

Commissioners discussed decisions on violations, code enforcement process, accommodation under reasonableness and fairness to landmark properties and the owners.

The meeting was adjourned at 6:22 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer

Landmarks Preservation Commission
Community and Economic Development Department
Planning Division



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	Old Tioga and Tioga Library Building		
Building/Property Address	1901 & 1905 Jefferson Avenue, Tacoma, WA. 98402		
Landmark or Conservation District	Union Station Warehouse Historic District		
Applicant's Name	University of Washington Tacoma Campus		
Applicant's Address (if different than above)	1900 Commerce Street, Tacoma, WA. 98402		
Applicant's Phone	(253) 692-4832	Applicant's Email	mgrimit@uw.edu
Property Owner's Name (printed)	University of Washington Tacoma		
Property Owner's Address	1900 Commerce Street, Campus Box 358431, Tacoma, WA. 98402-3100		
Property Owner's Signature		May 16, 2012	

**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: \$30,000

Application fee enclosed (please make payable to City of Tacoma): \$100

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 2: INSTRUCTIONS

New Fee Schedule for 2006

On March 21, 2006 City Council approved a new general services fee schedule that includes new fees for design review and demolition review of historic buildings (Res. No. 36804). The new fees are as follows:

Estimated project cost (determined by applicant)	Application Fee
\$0 – 3500	\$100
Each additional \$1000	\$30
Signs and Awnings	\$100 flat fee
Maximum fee per review	\$2000
Application for Demolition	\$1500

General Tips for Modifications to Historic Buildings

1. **First contact the proper permitting office to ensure your project is code compliant.** The Landmarks Preservation Commission generally cannot approve a project with pending variances or code waivers (contact the Historic Preservation Office for more information). Presubmittal conferences with Commercial Plan Review may be required for major projects and should occur prior to Landmarks Commission review of your project. **If variances are required for your project, contact the Historic Preservation Officer before submitting your application.** Variances that may affect the exterior design of the project must be resolved prior to Landmarks Commission review.
2. **For complex projects, several design briefings to the Landmarks Commission may be necessary.** Contact the Historic Preservation Officer to discuss scheduling options. The Landmarks Commission generally meets twice per month. Sign applications and other simple design reviews generally do not require multiple visits.
3. **Projects are evaluated using the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and any applicable Historic District Design Guidelines (if the project occurs within a historic district).** Design Guidelines cover areas such as massing, scale, streetscape, signage, awnings and other design elements. Copies of Tacoma's guidelines are available at the Historic Preservation Office, or online at www.tacomaculture.org.

General Steps for Submitting Applications

1. **Begin the application consultation process with Buildings and Land Use (BLUS) to identify code-compliance issues and required permits.**
2. **For large projects, contact the Historic Preservation Office to determine an appropriate schedule for review.**

Architectural Review Committee: The Landmarks Commission has an Architectural Review Committee that can provide feedback for projects. The ARC consultation is a no-action preliminary review of projects scheduled on an as-needed basis or by applicant request. Though optional, it is HIGHLY recommended for large scale or complex projects to generate feedback from commissioners.

Preliminary Approvals: In some cases, it may be appropriate to apply for Landmarks Commission approvals in stages. For example, a final proposal for the building massing, configuration and size may be approved separately from the final finish materials and exterior design. Generally signs are approved post-occupancy, and require a separate application.

3. **Submit 20 copies of completed application and APPLICATION FEE to:**

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

PLEASE NOTE: The Landmarks Commission meets on the second and fourth Wednesdays of each month. Applications are due a MINIMUM of 2 weeks prior to the meeting date you are targeting, so please plan accordingly. Incomplete or missing information will delay consideration of your application.

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).

See attached information by Kelly Brandon Design.

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 checked="" type="checkbox"/>	Twenty copies of the application cover sheet and narrative description (pages 1 and 2 of this form)
<input checked="" 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 type="checkbox"/>	Photograph of existing building
<input type="checkbox"/>	Details of attachment
<input type="checkbox"/>	Single set of material samples (if necessary)

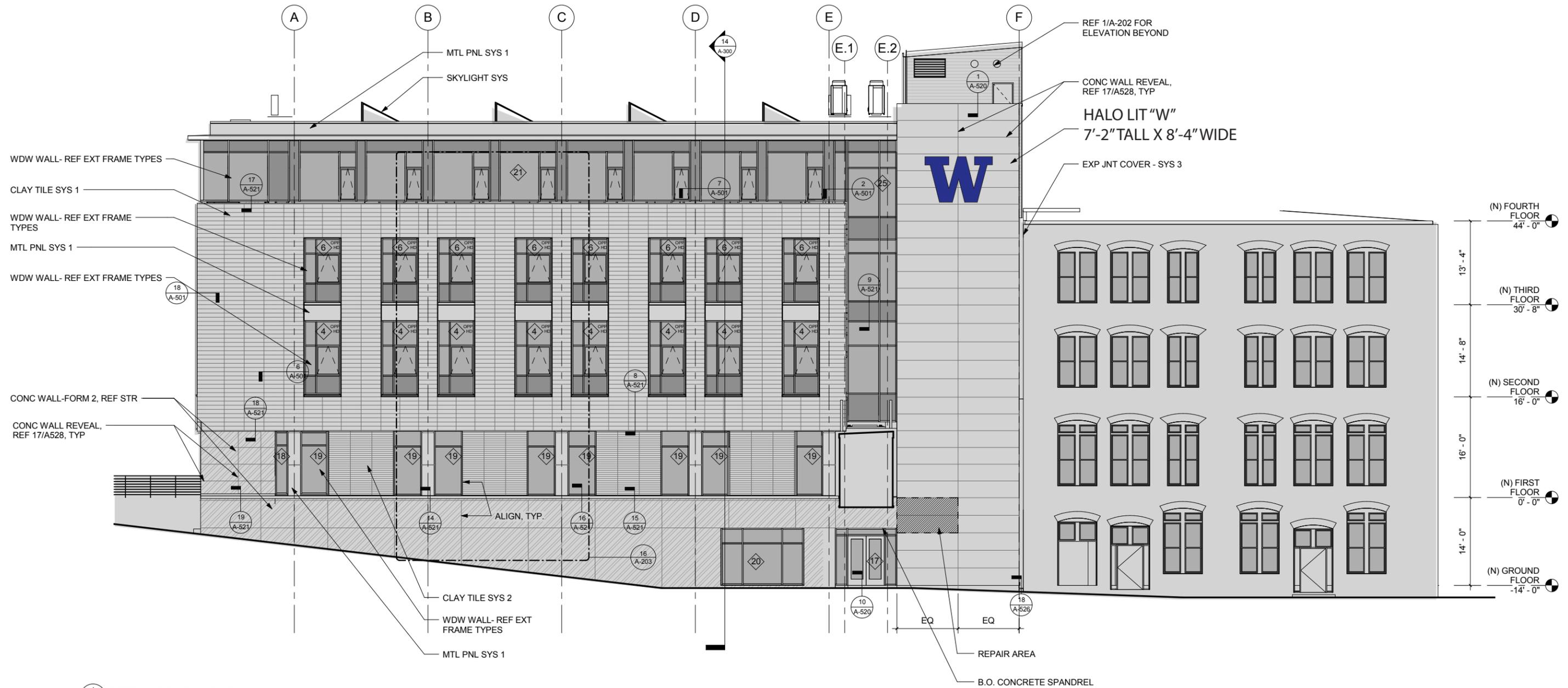
Please answer the following questions (if applicable):

1. Are there existing signs on the building?	NA
2. If so, will they be removed or relocated?	
3. Sign Material	Painted Aluminum in Pantone 273 color UWT Purple
4. Sign Dimensions	7'-2" Tall by 8'-4" Wide
5. Logo or typeface and letter size	W (academic)
6. Lighting Specifications	Low voltage LED modules (12-24v)
7. Describe the method of attachment and underlying material	Halo mounted with stand-off anchor bolts into concrete

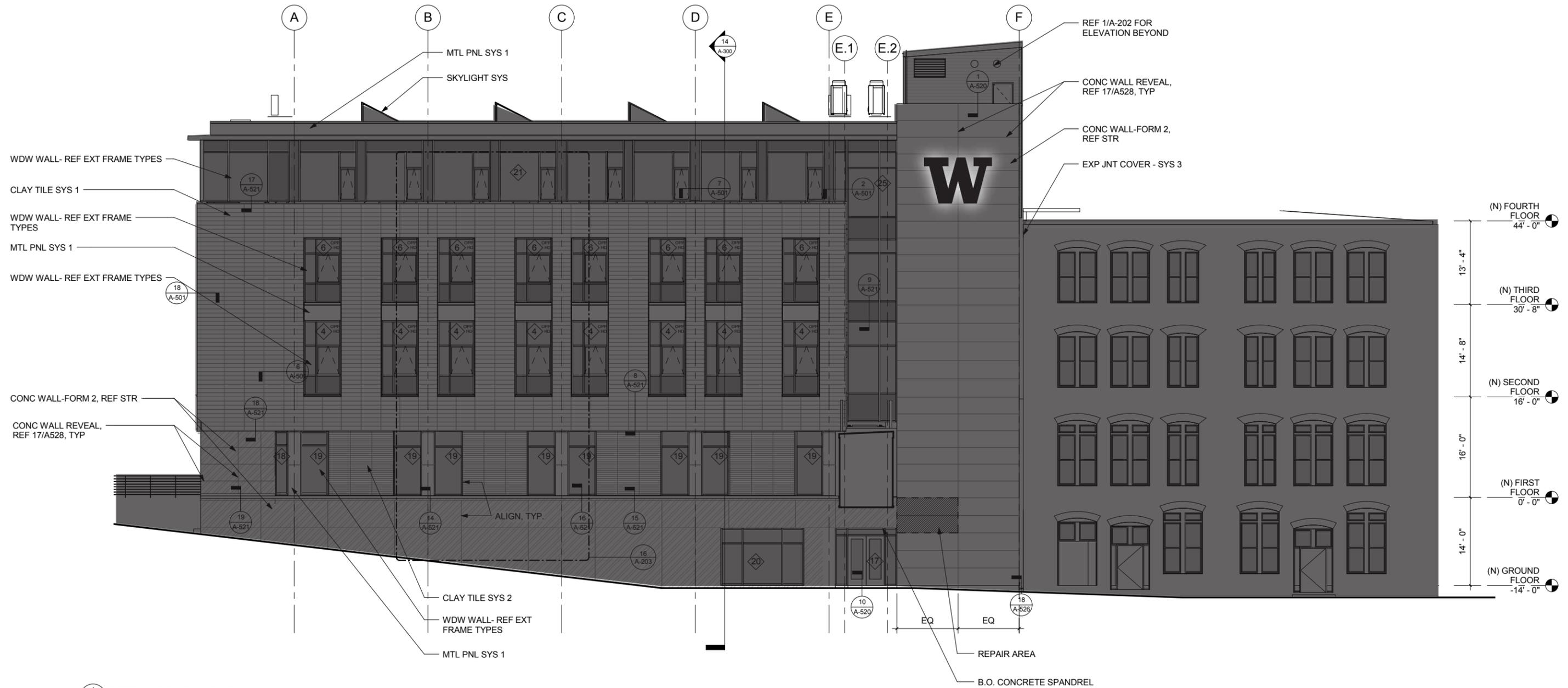
*Please see TMC 13.07 for Guidelines for Signs and Awnings, or contact the Historic Preservation Office.

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



1 EXTERIOR ELEVATION - EAST
 A-200 1/8" = 1'-0"



University of Washington Tacoma
Exterior Parapet Sign
Date: April 30, 2012
Location: Tioga Library Building, East Elevation

GENERAL

This proposal recommends a large, illuminated "W" on the East elevation of the new Tioga Library Building as a way of establishing campus-wide recognition of the UW identity.

PHILOSOPHY

The use of the iconic "W" is consistent with similar usage on the larger Seattle campus (UW Tower/old Safco Bldg.) and represents, because of the location of the TLB with relation to other buildings on campus, the "high ground" for UW Tacoma. The lack of wording or specific building name places this sign in the category of promotional identity rather than building identification.

THE SIGN

This proposal recommends a 7'-2" tall x 8'-4" wide "W" which is made of painted aluminum to match the UW color standard for the academic "W" and is color to match Pantone 273. This size related well to the window module for the building and attempts to work well with the general scale and character of the TLB. The "W" is illuminated by a network of LED modules mounted inside a reverse-pan fabricated letter which is approximately 6" in depth and floats 4-6" above the concrete to allow the light to spill out the back and frame the letter at night. The sign industry refers to this type of construction as "reverse-pan" or "halo-lit" lettering.

MOUNTING

The "halo" letter is mounted to the concrete wall with a series of anchor bolts around it's inner perimeter. Concrete X-ray should be employed to determine the optimum location for all anchors to avoid conflict with existing re-bar. All anchorage points should be water-sealed after installation.

ELECTRICAL

The sign is lighted by low-voltage LED modules (12-24v) mounted inside the back of the hollow letter driven by a power supply connected to a 120v source inside the building (Room 405 on the 4th Floor). Coordination with the sign fabricator will determine the best location for the power supply (inside or out), but the most likely set-up will only require one or two holes completely through the concrete to fish the low-voltage harnesses.

OPERATION

Kelly**Brandon**Design

A small light sensor will be attached to the top of the "W" to turn the sign on during the dusk hours. A shut-off for the sign will be provided inside Room 405.

MAINTENANCE

Since the sign is near to top of the building parapet it may be possible to service the sign via typical "over-the-parapet" window-washing rigging. The service interval for the LED lamps will be confirmed by the fabricator based on the specific product specified, but both GE and Sloan have modules whose expected life is about 50,000 hours and would likely only need service every 2-3 years or more. Washing of the painted letter itself could be linked to the window-washing schedule.

The alternate service method would involve a boom crane from ground level and could also be keyed to the window-washing cycle.

COST

Based on the 2007 cost of each "W" on the UW Tower (which were over 11'-0" including the background panel) we expect this "W" to cost approximately \$30,000.

ZONING AND CODE ISSUES

This type of sign can usually be negotiated with the City planning staff because of the community benefit involved and the lack of other commercial-style signage on this building. The UW Tower was approved via a Director's Ruling from DCLU because it replaced existing signage of a similar signs and because of the UW's need to identify its off-campus facilities. The particular approach will need to be discussed further.