

Members

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



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

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator

MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: August 28, 2013

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

Commission Members in Attendance:

Ken House *Chair*
Ross Buffington
Katie Chase
JD Elquist
Megan Luce
Marshall McClintock
Daniel Rahe
James Steel

Staff Present:

Reuben McKnight
Lisa Wojtanowicz, NCS

Others Present:

Barry Wallis
Jeff Fraychineaud

Excused:

Edward Echtle, *Vice Chair*
Jonah Jensen

Commission Members Absent:

Duke York

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

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

Commissioners Edward Echtle and Jonah Jensen were excused.

B. Meeting Minutes

No meeting minutes were available for approval by the Commission.

C. Administrative Approvals

The Administrative Review Summary listing projects approved from August 8 through August 21, 2013 were accepted.

3. DESIGN REVIEW

A. 524 North K Street (North Slope Historic District)

The staff report was read into record as follows:

Most likely built in 1908, the building at 524 N K Street has been known as "Hank's Tavern" since 1969 and has also been referred to as "The Corner Bar." The building is one of only a small number of commercial buildings within the boundaries of the North Slope Historic District, and is listed as a contributing property on the district inventory.

Based upon Sanborn Fire Insurance Maps (included within the LPC packet), the building at 524 N K Street may originally have been two separate buildings sharing a party wall that were eventually combined in later years (including consistent cladding, window patterning, and shared hipped roof). Since the buildings were constructed, both have been modified substantially, including:

- Variety of cladding on the upper and lower stories
- Total reconstruction of the retail level of the building
- Changes to windows and locations and sizes of window and door openings on both the upper and lower floors.

This is an application to:

1. Replace existing vinyl horizontal slider windows with aluminum clad wood double hung sash windows, paired and separated by mullions
2. Re-side with fiber cement beveled siding to unify the appearance of the building
3. Relocate the entrance of the bar to 6th Street and create a covered outside seating area with pergola and canvas covered awnings
4. Install a new business identity sign. The final design of the sign has yet to be determined; for now the sign is introduced as a concept.

ARCHITECTURAL REVIEW COMMITTEE DISCUSSION

On August 24, 2011, the Architectural Review Committee visited the apartment building at 524 N K Street to discuss potential plans to remodel the exterior of the existing commercial building. The proposal included the following: remove nonhistoric vinyl horizontal slider windows on the second story and replace with vertically oriented double or single hung sash windows, installation of new cement board siding over the existing drop siding, and remodeling of the existing nonhistoric retail level consistent with historic retail configurations, including more windows and transparency.

Commissioners present:

Mark McIntire
Bret Maddox
Ed Echtle
Marshall McClintock
Pamela Sundell
Duke York

Staff present:

Reuben McKnight

Summary of Architectural Review Committee discussion:

1. The building was initially constructed in 1894, and was joined by an adjacent structure several years later. By 1908 the two structures had been substantially remodeled and conjoined, and the resulting building has been remodeled several times in the subsequent years. The buildings have served as a grocery store, apartments, and a tavern.
2. There was confusion over whether the building is considered "Contributing" or "Noncontributing" in the North Slope Historic District inventory. The building was erroneously listed as noncontributing in the August 24 Staff Report. Staff confirmed that it is listed as a contributing building.
3. The ARC members present voiced no concerns regarding the proposed siding project. It was suggested that furring strips be used to even the wall planes.
4. Several commissioners suggested that the retail frontage of the building could be substantially changed without affecting historic character, due to the changes to the building, including roll up doors or accordion windows.

5. The owner asked if the building could be changed to noncontributing. There was not a consensus from commissioners present on this question; several felt that due to the antiquity of the building relative to the surrounding neighborhood, that it should remain contributing despite the changes to its exterior.

The Committee did not express any concerns regarding the future plans for the building. Designs will be reviewed by the full commission once submitted.

STANDARDS

The North Slope Historic District Design Guidelines (adopted in 2012) apply to this application, specifically:

Windows:

4. Non-historic existing windows do not require “upgrading.”

Sometimes the original windows were replaced prior to the formation of the historic district, and now must be replaced again. Although it is highly encouraged, there is no requirement to “upgrade” a non-historic window to a historically appropriate wood window. For example, a vinyl replacement window may be an acceptable replacement for a nonhistoric aluminum horizontal slider window, especially if the historic configuration (vertically operated sash) is restored.

Guidelines for Exterior Siding and Materials

3. Other materials/configurations.

It is not historically appropriate to replace deteriorated siding with substitute materials, unless it can be demonstrated that:

- the replacement material is a close visual match to the historic material and can be installed in a manner in which the historically character defining details may be reproduced (mitered corners,
- dentil molding, etc); and
- replacement of the existing historic material is necessary, or the original material is no longer present; and
- there is no feasible alternative to using a substitute material due to cost or availability.

ANALYSIS

1. The building at 524 N K Street is a contributing structure within the North Slope Historic District, and requires the review and approval of the Landmarks Preservation Commission per TMC 13.05.047, prior to any permits being issued or construction activity occurring.
2. The existing building was likely constructed c. 1908 as two separate structures, which were subsequently combined into a single building. The exterior of the existing building has been heavily modified over time, including changes to the windows and window openings, siding, roof, entries, and retail level. Although areas of original siding remain on the building, there are also areas of newer siding that have been added to the building. Virtually no trace of the original storefronts remains.
3. The design guidelines for the district are intended primarily for residential structures. Commercial structures in the district are very few.
4. The proposed replacement windows meet the guidelines for the district. By removing horizontal sliding vinyl windows (inappropriate) and replacing them with paired, vertically operated clad wood windows, the configuration and visual appearance will be more consistent with the character of the district.
5. Cement siding in a bevel configuration has been approved in several instances in the historic district where the existing siding is severely deteriorated.
6. On August 24, 2011, the Architectural Review Committee conducted a site visit to provide guidance to the owner regarding future remodel plans and expressed no concern with the proposed plans.

RECOMMENDATION

Staff recommends approval as submitted.

The owner of the property, Jeff Fraychineaud added to the information provided in the staff report. Reuben McKnight had contacted Mr. Fraychineaud regarding the roof in front of the building. Mr. Fraychineaud is discussing with his architect the option of adding a short roof that would cover about half of the width of the patio to serve as a sort of beer garden. It would end about two feet from the side walk area.

Mr. Fraychineaud noted that none of the windows are original to the building and they're not laid out symmetrically on the building. He's proposing to remove all of the windows and adjust the layout.

Commission discussion and questions followed.

1. There will be no work performed on the back of the building.

2. The Commission wanted to ensure Mr. Fraychineaud was looking at using the cement based siding that is smooth, in lieu of the false wood grain option. The smooth option is what the Commission has approved for past projects. The Commission would like to keep the exposure match the other side of the building.
3. Could you clarify which windows will be replaced on the first and second floor?
There are four double door French doors on the first floor in which the two doors on each end will be converted to wood divided light doors and the two doors in the middle of that side of the building will be converted to windows. The design is to put booths in along that all.
A new entrance door will be added on the 6th Street side of the building. There was actually an entrance door at one time in the buildings history but it was boarded up.
On the second floor, all of the windows will be replaced. Some of them will be moved for symmetry and expanded or reduced in size.
4. The Commission suggested, for compositional purposes, to restore the second floor windows in a historically residential look and restore the first floor with a more traditionally commercial look. The idea would be to mimic what the building was potentially used for in the past. A few examples of this would be to remove the true divide windows with a single pane glass on the first floor to mimic more of the traditional historic storefront appearance and adding transom windows above the door.
5. The Commission requested using simulated true divided light windows with the grids on the outside of the glass.
6. The Commission requested deleting the shutters from the application.
7. The Commission requested additional information regarding the “pergola” prior to approving that element of the project.

There was a motion:

“I move to approve the application for 524 North K Street as submitted with the following revisions or additions to the application: the first one being to require smooth siding of a 4-5” reveal that matches the existing siding on the side of the building that’s not being affected by this renovation. Second the beer garden pergola is not included in this approval but can be submitted by the owner with more detail at a later time for consideration. Third, the shutters that appear on the second floor of the drawings be removed from the application.”

MOTION: Steel
SECOND: Chase
MOTION: Carried

B. 1101 Fawcett Avenue (Sunset Telephone and Telegraph Company)

The staff report was read into the record as follows:

BACKGROUND

The Sunset Telephone and Telegraph Company building was constructed in 1901 as the first permanent home of Tacoma's early telephone exchange, and was subsequently expanded in 1905. The building was placed on the Tacoma Register of Historic Places in 1985 following rehabilitation, one of Tacoma's first such projects to use the Special Tax Valuation incentive.

This is an application for a single non illuminated building identity sign to be installed over the entrance of the building. The sign has been fabricated from a solid piece of Virginia slate, and measures 96x16x1.5”, and will read “Wallis Law Building.” It will be mounted above the main entrance to the building using stainless steel brackets. Due to the weight of the sign, the brackets are proposed to be anchored by ½” steel pins epoxied into the masonry at a downward angle.

STANDARDS

Staff recommends that the following Secretary of the Interior's Standards for Rehabilitation be considered for this application:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
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.

ANALYSIS

1. The building at 1101 Fawcett Avenue is a City Landmark, and requires the review and approval of the Landmarks Preservation Commission per TMC 13.05.047, prior to any permits being issued or construction activity occurring.
2. The proposed sign is non-illuminated and does not obscure or cover any character defining features, thus meeting Standard #2. The scale of the sign is appropriate to the building, as is the material.
3. Although the masonry anchors will require drilling into the façade of the building, the weight of the sign necessitates a strong attachment. Damage may be minimized by ensuring that the anchor points are well sealed to prevent the incursion of moisture, and by locating anchor points, where possible, to be centered on mortar joints.

RECOMMENDATION

Staff recommends approval as submitted.

It was noted that Item 3 from the staff report was addressed further in the additional correspondence that Mr. McKnight gave to the Commission from Mr. Wallis, the owner of the building.

Mr. Wallis introduced himself. He stated that the stone sign was actually carved by Nichols Benson who is very famous carver. He has hand carved this sign. Mr. Wallis said the original sign that was there was a metal sign that was drilled into the brick and that was vandalized I believe back in the 70s.

Commission questions and discussion followed.

1. Does anyone know what the initials stand for?
Yes the building was originally the Sunset Pacific Telephone and Telegraph company so SPTT and that's carved out of the Tenino sandstone.
2. When we've approved signs like this in the past we've requested that they be attached through mortar joints rather than brick units. Is there any way that that can be taken into consideration here?
Mr. Wallis indicated that he and Mr. McKnight were discussing that. There are going to be four anchor points, two of which we can go into mortar joints, but the problem is that the joints are only a quarter of an inch thick. Because the joints are very, very tight and the pins have to be at least half an inch in diameter, there will be some drilling in the brick. The pins will be secured with masonry epoxy so there will be no frost wedging.
3. The Commission recommended reusing some of the existing holes where possible.
4. The Commission complemented the scale and design of the sign.

There was a motion:

"I move to approve the installation of the sign at the Wallace law building at 101 Fawcett Avenue."

MOTION: Luce
SECOND: Rahe
MOTION: Carried

4. BOARD BRIEFING

A. 625 Commerce Street (Old City Hall, Old City Hall Historic District)

Staff provided an update and overview of the status of the enforcement action on the building, including enforcement options and a potential upcoming design review application for a temporary roof replacement on the northeast tower.

The Commission expressed concerns with the ability to ensure that the historic roof be replaced with an architecturally appropriate replacement at a later date. Staff indicated that they would research potential ways to address this issue.

5. CHAIR COMMENTS

Chairman House did not have any comments.

The meeting was adjourned at 6:57 pm.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer