

## From Your Historic Preservation Officer



As Preservation Month 2014 approaches this May, it seems a fitting time for the Historic Preservation Program to launch this quarterly newsletter, one of a host of changes that has occurred or will be taking shape in the months to come.

The Historic Preservation Program is now a part of the recently formed Planning and Development Services Department, which provides us with the ability to work closely, collaboratively and efficiently with Development Services staff. We've already seen the fruits of these changes with the recently approved Washington Elementary School rehabilitation project and the Tacoma Art Museum expansion project.

As a part of this change, Tacoma residents can also anticipate a higher level of transparency and visibility from the Historic Preservation Program. This newsletter, which will feature information on upcoming events, grants and training, preservation related news and other items of interest, is one example of things to come.

We will continue to maintain our mailing lists, our Facebook page, <http://tinyurl.com/p7o8vtx>, and website (which, for now, will remain at [www.tacomaculture.org](http://www.tacomaculture.org)).

Fittingly, the theme for Preservation Month 2014, adopted by the National Trust for Historic Preservation, is "New Age of Preservation: Embark, Inspire, Engage." To me, these words are a call to re-evaluate what we do to preserve our heritage, and what new things we could, or should, be doing.

For 2014 and beyond, we will be increasing our focus on what

April 28, 2014

### **What's Happening Spring 2014**

#### **Historic Homes of Tacoma "North Tacoma Highlights" Tour 2014**

May 3 - 4

[Tacoma Historical Society](#)

#### **2014 Walk Tacoma Series Architecture Walk, with David Boe, Principal, Boe Architects**

May 7, noon

[Downtown On the Go](#)

(Meet at Wells Fargo Plaza)

#### **Landmarks Preservation Commission Preservation Month Reception and Awards Ceremony**

May 8, 6 pm

B Sharp Coffee House

#### **Tacoma Tweed Ride: Bicycle the Historic Point Defiance Trolley Route**

May 10, 10 am - noon

[Feather and Oar](#)

(Meet at Pt. Defiance Park "Pagoda")

#### **Historic Tacoma Postcards Project**

preservation can do for Tacoma and its residents, visitors and property owners. Protection and enhancement of our historic buildings and sites is always our core objective. To this end, the City has adopted a new Historic Property Maintenance Code that is designed to prevent "demolition by neglect" along with an emergency preservation fund, which will allow the City to proactively deal with urgent cases where the owner will not, or can not, act to protect a historic structure.

Recently we received good news that the Washington State Department of Archaeology and Historic Preservation has selected the City of Tacoma to receive an award for this work.

In a similar vein, we are introducing a new low interest Historic Rehabilitation Loan Program in coordination with the Community and Economic Development Department, to provide additional tools for commercial property owners to fix up and occupy their historic buildings.

Also in the works will be additional opportunities for residents to participate in, and learn more about our historic city. Be on the lookout for new programs, partnerships, activities and resources to come throughout the year - not just in May!

Please enjoy this newsletter, and please feel free to contact me with any questions, suggestions, contributions, or just to say hello!

---

## Program News

### Tacoma's Historic Preservation Efforts Win Award

The Washington State Department of Archaeology and Historic Preservation has announced that the City of Tacoma will receive an award for its "Preventing Neglect of Historic Properties" Municipal Code



May 15, 7 - 9 pm

[Historic Tacoma](#)

### 2014 Walk Tacoma Series UWT/Brewery District, with Julie Nicoletta, Professor of Architectural History, UWT

May 21, 5:15 - 6:30 pm

[Downtown On the Go](#)

(Meet at bottom of UWT Stairs,  
Pacific Avenue)

### History of Whiskey Row lecture, with Michael Sullivan, Principal of Artifacts Consulting

May 31, 5:00 pm

[The Forum Bar](#)

(815 Pacific Avenue)

### 2014 Walk Tacoma Series Tacoma's First Neighborhood Walk, with Deputy Mayor Victoria Woodards

June 4, noon - 1 pm

[Downtown On the Go](#)

(Meet at Woolworth Building,  
11th & Broadway)

### 2014 Walk Tacoma Series Public Art Walk, with Pacific Avenue Streetscape Artist Elizabeth Connor

June 18, 5:15 - 6:30 pm

[Downtown On the Go](#)

(Meet at Fireman's Park, 7th  
and Pacific Avenue)

### Tacoma History Hike: Urban Scavenger Hunt

June 22, 2014

amendment.

This new historic property maintenance code, passed by the City Council in 2013, defines the ongoing neglect of historic structures as a public nuisance. This allows the City to take action earlier in the process of a building's decline through the authority to deal with public nuisances granted by Washington State law.

The code amendment is part of a broader effort to protect historic buildings. This includes creating an emergency preservation fund for acting to prevent structure deterioration, code changes for better historic structure code enforcement and greater incentives to encourage historic rehabilitation and adaptive reuse.

This award is recognition of the high value we place on the preservation and care of our historic and cultural places, for the benefit of all our citizens. The historic property maintenance code is one component within our expanded effort to encourage investment and rehabilitation in historic buildings, including more financial and regulatory incentives.

Last year, the City of Tacoma received a state historic preservation award for the rehabilitation of the Murray Morgan Bridge, which is listed on the Tacoma and National Registers of Historic Places.

### **Two Historic Warehouse Buildings Added to the Tacoma Register of Historic Places**

On April 8, 2014, the City Council adopted a resolution to place the JD Aubrey Wagon & Auto Works at 2015 South C Street and the Hunt-Mottet Warehouse Building, at 2109 South C Street, on the Tacoma Register of Historic Places.



Both of the nominated buildings are located within the Union Station Conservation District, which surrounds the Union Depot Warehouse Historic District. Both are emblematic of the type of development and construction that occurred in the industrial area in the early 20th century.

Check-in and registration at  
12:30 - 1:30 pm

(Begins at the [Washington State History Museum](#))

### **Contact Us**

Have a community event related to Tacoma history or an idea for a story that you would like included in PastForward?

Email

[landmarks@cityoftacoma.org](mailto:landmarks@cityoftacoma.org).

The J.E. Aubry Building was constructed in 1910 originally as a wagon shop and later transitioned to automobile repair shop as transportation technology changed.

The Hunt-Mottet Warehouse was constructed in 1907 to support their booming wholesale sporting goods and hardware business, which had its main operations building across Commerce Street on Pacific Avenue.

That building is now the historic Hunt-Mottet Lofts, which was rehabilitated in 2006 with a \$3.4 million investment.

The nomination is sponsored by the owner, who plans to use historic tax incentives for a rehabilitation project if these buildings are listed.

### **Landmarks Preservation Commission Approves Design for MLK Properties**

On March 12, 2013, the Landmarks Preservation Commission reviewed and approved application for the rehabilitation of the Kellogg-Sicker and HC Pochert Buildings



at 1110-12 and 1114-16 Martin Luther King, Jr. Way. The modifications include the removal of the non-historic storefronts and construction of new storefronts to be more in keeping with the original plans of the architect, Carl August Darmer.

Until recently, the buildings were owned by the City of Tacoma and had been vacant for several years. Community efforts to preserve the building, lead by Historic Tacoma (an independent non-profit preservation advocacy organization - see [www.historictacoma.org](http://www.historictacoma.org)), resulted in the Tacoma City Council adding the buildings to the Tacoma Register of Historic Places in June of 2013. The Landmarks Preservation Commission recommended the designation of the buildings as landmarks as "representative of the commercial development history of the Hilltop Neighborhood" as well as their association with Darmer.

Following the issuance of a Request for Proposals, local developer

Kevin Grossman purchased the properties from the City last fall.

## May is National Historic Preservation Month!



Here are a few of the activities planned during in Tacoma during the month of May:

### **Historic Homes of Tacoma "North Tacoma Highlights" Tour 2014.**

The Tacoma Historical Society invites you to the Historic Homes of Tacoma Tour, held annually on the first weekend in May. The tour typically includes eight or nine private homes plus a reception center, usually a historic church. The self-guided tours are Saturday, May 3, from 10 am to 5 pm and Sunday, May 4 from 1 pm to 5 pm. Tickets are \$20 and are available at the Pacific Northwest Shop, Stadium Thriftway, and at select Columbia Bank branches. For more information, visit [www.tacomahistory.org](http://www.tacomahistory.org).

### **2014 Walk Tacoma Series Architecture Walk, with David Boe, Principal, Boe Architects**

Join Tacoma City Councilmember David Boe for a discussion of Tacoma's urban architecture. This walk is part of Downtown On the Go 2014 Walk Tacoma Series! Explore and learn about downtown Tacoma on a 1.5 - 2 mile walk led by a local expert. No need to pre-register, just join in at the start! The walk will be on Wednesday, May 7 at

noon, starting at Wells Fargo Plaza. For more information, visit [www.downtownonthego.com](http://www.downtownonthego.com)

### **Landmarks Preservation Commission Preservation Month Reception and Awards Ceremony**

Join the Landmarks Preservation Commission for a reception and awards ceremony, in which we will celebrate this year's four award winners over drinks and finger food. The reception is on Thursday, May 8 from 6 to 8 pm at the B Sharp Coffee House, 706 Court C (Opera Alley). For more information, visit [www.cityoftacoma.org/historicpreservation](http://www.cityoftacoma.org/historicpreservation)

### **Tacoma Tweed Ride**

Ride in style along Tacoma's historic Pt. Defiance trolley car route, stopping along the way to enjoy historic pieces of Tacoma's transportation history. End at the pop-up shop at UW Tacoma. Meet at the Pagoda at Pt. Defiance Park. Don't forget the Tweed! The event is on Saturday, May 10, from 10 am - noon. Hosted by Feather + Oar and Tacoma Wheelmen's Bicycle Club. For more information, visit [www.253bike.com](http://www.253bike.com).

### **Historic Tacoma's Postcard Project**

Historic Tacoma is merging the arts with preservation! Here's how it works:

1. Bring one or more 4" X 6" postcards, handcrafted by you of a favorite or most unfavorite Tacoma building (not a house).
2. Affix a postcard stamp. Leave room on the back for an address label.
3. These art postcards can be photos, drawings, digital images, watercolor, collages or any original artwork. Identify your building and/or add some text.

Then, every guest will fill in their name and address onto labels: the same number of labels as the cards they brought.

After a two hour display of the cards pinned to the walls, the Historic Tacoma board will randomly apply the labels to the accumulated cards and mail them to the attending guests. (YOU will receive a card or cards in the mail depending on how many you brought).

Please bring a beverage to share and finger food, and learn more about Tacoma's advocate for important and historic architecture: Historic Tacoma!

The event is on Thursday, May 15, from 7 - 9 pm, at the old Reliance Lumber Company Building, 323 Puyallup Avenue (at D Street).

**2014 Walk Tacoma Series UWT/Brewery District, with Julie Nicoletta, Professor of Architectural History, UWT**

Join Professor Julie Nicoletta for a discussion of the buildings and history of Tacoma's Brewery District and the award winning University of Washington Tacoma campus. This walk is part of Downtown On the Go 2014 Walk Tacoma Series! Explore and learn about downtown Tacoma on a 1.5 – 2 mile walk led by a local expert. No need to pre-register, just join us at the start! The walk is on Wednesday, May 21 from 5:15 - 6:30 pm, starting from the bottom of the UWT Stairs at Pacific Avenue. For more information, visit [www.downtownonthego.com](http://www.downtownonthego.com).

**History of Whiskey Row lecture, with Michael Sullivan, Principal of Artifacts Consulting**

Grab a single malt or a pint and sit back to hear Tacoma's Michael Sullivan tell tales of the brothels, saloons, and shanghaied sailors of Whiskey Row. Event is free, on Saturday, May 31, at 5:00 pm, in the Forum Bar at 815 Pacific Avenue. For more information about The Forum, visit [www.eatattheforum.com](http://www.eatattheforum.com).

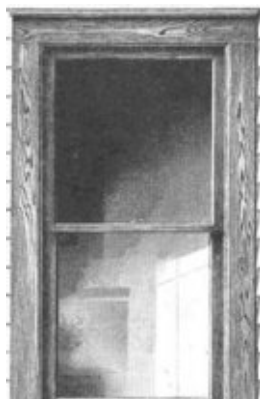
---

## Tips and Tricks - Advice from the Pros

### Why Replacing Wood Windows is a Costly Mistake

by Jeff Williams and South Sound Property Group

As a member of the Tacoma Landmarks Preservation Commission, former board



member of Historic Tacoma and a long time restorer of historic homes, Jeff is frequently asked by friends and real estate clients about restoring their houses. In Tacoma, and across the country for that matter, many home owners believe vinyl windows are an inexpensive solution to replacing deteriorating, wood windows. But, we now have evidence that the replacement of wood windows is a costly mistake.

Jeff thinks most will agree that original wood windows are important architectural features in any historic structure. They are the "eyes" of the building. They convey a sense of craftsmanship and detail that cannot be achieved with substitute materials. In Jeff's experience with renovating and selling historic homes, he finds that buyers are willing to pay a premium for an older home with well maintained operational original wood windows than those with cheap vinyl replacement windows. Jeff cites the fact that the majority of his restoration projects involve removing vinyl siding and inappropriately sized vinyl replacement windows.

Jeff believes that windows are replaced by homeowners if they begin having operational problems: they stick or rattle, latches break, glass is broken, sash cords break and the windows have to be held open with a stick, let in outside air, or need to be painted. However, these problems are the simplest, most cost-effective to fix. More often than not, wood windows can be easily repaired to operate correctly and last another hundred years.

Here are just a few of the problems associated with vinyl windows, and why they're not "maintenance-free":

1. While it's true that they don't require painting, they are not a rigid material like wood, thus they shrink in cold weather, and expand in hot weather. Vinyl begins to soften and distort at 165 degrees Fahrenheit (a temperature that's easily reached in the space between a window and drapes on a sunny day). And though all windows expand and contract with temperature changes, vinyl expands more than twice that of wood. It expands seven times farther than glass with each degree of temperature. This causes the seal between the vinyl framework and the glass to fail. The problem increases with the size of the window; the bigger the sash, the sooner it fails.

2. Vinyl windows have only been around about 20 years. Will they survive for a hundred? No one knows, but studies prove that many of



the windows installed since the early 1980s are failing at an alarming rate. According to the International Association of home inspectors, vinyl windows are expected to last between 15 and 20 years. To make matters worse, vinyl windows can't be repaired.

3. A big selling point of vinyl windows is double or triple glazed (insulating) sash (two or three panes of glass). These units are manufactured with desiccant filled spacers between the glass panes and sealed on the outside with butyl rubber or silicone. All insulated glass units eventually fail because no sealant stops all moisture penetration. Eventually the desiccant absorbs all it can, and the window becomes cloudy, forever. Conventional wisdom indicates that only marginal heat loss is recovered using insulated glass. As much as 85% of air infiltration (or heat loss) is around the edges of the sash, not through the glass. Energy savings realized by replacing single-glazed windows with insulated windows seldom justifies the replacement cost. Another study indicates it would take more than 50 years to recover the expense; and with an average expected life of 25 years or less, insulated glass units hardly make economic sense.

4. Consider the overall energy efficiency. According to a study by Preservation Green Lab issued in October 2012, a single glazed wood window with a fitted storm window reaches 92% of the efficiency of a vinyl window. Plus wood lasts 6-8 times longer than vinyl, so the small gain in energy efficiency is lost in replacement cost.

With the aforementioned problems associated with vinyl windows, it's clear that vinyl replacement windows aren't a cost effective long term solution. According to Mark Huppert, technical director of the Preservation Green Lab, "a number of existing window retrofit strategies come very close to delivering the energy benefits of high-performance replacement windows – at a fraction of the cost, from weather stripping and sealing, to installing exterior storm windows or interior cellular shades, almost every retrofit option offers a better return on investment than outright replacement." Jeff's rule of thumb is the 50% rule. If a window sash is less than 50% deteriorated, it probably is cost effective to repair. If more than 50% deteriorated, replace it with a new wood sash window that matches the existing window.

If you'd like further information and access to the complete study by conducted by Preservation Green Lab visit

<http://www.preservationnation.org/information-center/sustainable-communities/green-lab/saving-windows-saving-money>.



*The preceding was provided courtesy of Jeff Williams and South Sound Property Group. Jeff is a member of the Landmarks Preservation Commission.*



**City of Tacoma**  
WASHINGTON

STAY CONNECTED:



SUBSCRIBER SERVICES:

[Preferences](#) | [Unsubscribe](#)  
[Contact Us](#) | [Help](#)

This email was sent to Email Address using GovDelivery, on behalf of: City of Tacoma · 747 Market St., Tacoma, WA 98402 · (253) 591-5000

