

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*



Agenda

Landmarks Preservation Commission Planning and Development Services Department

Date: June 26, 2013
Location: 747 Market , Tacoma Municipal Bldg, Room 248
Time: 5:30 p.m.

LPC 52 /13

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: 05/22/13 and 06/12/2013
- C. Administrative Review Summary of Approvals (June 7 through June 19, 2013)
 - i. 2102 – 2106 Pacific, Union Depot/Warehouse, temporary banner, Type I, (06/07/13)

3. BOARD BRIEFING

- | | | |
|---|--------------------------|------|
| A. Fort Nisqually Granary (Tacoma and National) | Kristi Evans, Metro Park | 20 m |
|---|--------------------------|------|

4. BOARD BUSINESS/PRESERVATION PLANNING

- | | | |
|---|-------|------|
| A. Demolition by Neglect Ordinance | Staff | 20 m |
| B. Letter of Support – Frank Herbert Park | Staff | 5 m |

5. CHAIR COMMENTS

Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: July 10, 2013, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

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Staff

Reuben McKnight, *Historic Preservation Officer*
Tonie Cook, *Landmarks Coordinator*

draft



MINUTES

**Landmarks Preservation Commission
Planning and Development Services Department**

Date: May 22, 2013

LPC /13

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

Commission Members in Attendance:

Edward Echte, *Vice Chair*
Ross Buffington
Katie Chase
Megan Luce
Marshall McClintock
Daniel Rahe
James Steel
Duke York

Staff Present:

Tonie Cook
Elliott Barnett

Others Present:

Grant Carr, Scott Johnson, Kate Johnson, Denise Hanni,
Sue Keene

Commission Members Absent:

Commissioners Ken House and Jonah Jensen

Vice Chair Edward Echte called the meeting to order at 5:01 p.m.

1. AGENDA CHANGE

A. The agenda item was added regarding a name change.

2. CONSENT AGENDA

A. Excusal of Absences

Commissioners Ken House and Jonah Jensen were excused.

3. STREET NAME CHANGE – FINDINGS AND RECOMMENDATIONS

A. Renaming 800 Block of North 13th to Mr. Dahl Drive

Ms. Tonie Cook read the Staff Report on the findings and recommendations into the meeting record, as follows.

The 800 Block of North 13th Street is proposed to be renamed “Mr. Dahl Drive,” to memorialize Robert Dahl, longtime principal at Lowell who passed away in 2012. The affected stretch consists of a half block of isolated right of way; to the south, the right of way has been vacated and is occupied by Lowell Elementary playground and to the north, the street terminates at North Yakima.

This request was researched and submitted by fifth grade students at Lowell Elementary on February 15, 2013, per City Council Policy 38091 (August 17, 2010). The Commission accepted the proposal for review on February 27 and conducted a public hearing to receive testimony on the proposal on April 10. The Commission also accepted written comments until May 10, 2013.

In order to cut down on paper waste, comments, maps, public hearing testimony are available on the CD enclosed in Landmarks Commissioner packets. Hardcopies of the comments, maps, public hearing testimony are available upon request and copies will be available at the meeting. (The comments will be posted as part of the packet online, as well).

Standards to be considered.

Criteria for name changes are outlined in the City Policy on Place Names and Name Changes, adopted by City Council Resolution 38091 (attached).

Findings and Recommendations to be considered.

1. Pursuant to Council Resolution 38091, the Landmarks Preservation Commission reviews and makes recommendations to City Council on name change requests, including streets.
2. A written request from Lowell Elementary fifth grade students was submitted to the Landmarks Preservation Commission on February 15, 2013 to change a portion of the street's name, including 14 pages of maps illustrating the affected area.
3. On February 27, 2013, the Landmarks Preservation Commission determined the proposal was complete and scheduled the public hearing.
4. On April 10, 2013, the Landmarks Preservation Commission held a public hearing to take testimony on this item.
5. All public hearing testimony (4 speakers) was supportive of the proposal.
6. Summary of Comments:
 - 176 Letters submitted are supportive of the proposal (162 letters and 14 emails)
 - 5 Letters submitted are opposed to the proposal (3 letters and 2 emails)
 - 1 Letter recommended the consideration of a "commemorative" or honorary road name, to be shown on a sign under the existing North 13th St sign (as noted below)
7. At the public hearing, the public comment period was extended an additional 30 days, which ended on May 10, 2013.
8. A letter dated May 10, 2013, submitted by Tacoma Fire Chief James P Duggan does not object to the name change but recommended that the City retain the existing street name and have a commemorative street sign installed below the official street sign. The letter noted the time and expense involved to update the emergency response tools, including the databases and electronic and paper maps, to ensure prompt emergency response.
9. The following Name Change criteria was identified in consideration of the proposed name change:
 - a. No existing buildings or facilities are named for Robert Dahl; however, there is one street in Tacoma called, North Dahl Drive, which is similar to Mr. Dahl Drive. The students in favor of the name change acknowledged this in their testimony as part of their research and noted the distance of the two streets. This is also why they recommended "Mr. Dahl Drive" instead of "Dahl Drive" (Criterion 7.1).
 - b. Mr. Dahl passed away in March 2012 (Criterion 8.1).
 - c. For reasons stated in the request letter, Mr. Dahl contributed greatly to the Lowell community; he was the beloved principal for 15 years, contributed to the students' academic, physical, and emotional development. Many of the comments noted Robert Dahl's broad influence and impact on the community (Criterion 8.2).

- d. The section of North 13th Street to be renamed is not connected to any other part of North 13th Street. This section of North 13th is approximately one-half block; it begins at Yakima Street and terminates at the vacated right of way which is occupied by the Lowell playground. Thus, the naming will not alter or disturb the existing street system or grid (Criterion 8.3.a).
 - e. The request has been circulated to affected departments (Criterion 8.3.b). Tacoma Fire Department requests retaining the street name and installing a *commemorative street sign, "Mr. Dahl Drive," mounted below the official street name,* which is provided as an alternative in Criteria 8.4.b.
 - f. All of the adjacent property is owned by Tacoma Public Schools and one private party. There is one street address, Lowell Elementary School, fronting the affected section of road (Criterion 8.3.c)
10. Based on the above, the name change meets the criteria in City Council Resolution 38091 for Name Changes.

Action requested to be considered.

The Commission may recommend the street name change request to the City Council, deny the request, or defer if additional information is needed.

Attachments to the Staff Report includes:

1. Minutes of the Public Hearing on April 10, 2013, which includes the oral testimony
2. Written Comments received.

Mr. Grant Carr, Lowell Elementary School student, spoke in support of the request to change the name to Mr. Dahl Drive, summarizing the testimony submitted to the Commission, including the significance of Mr. Dahl's public service in the community and current students and those who previously attended Lowell; he noted the specific collections of socks and food to those less fortunate.

There was no discussion by the Commission.

There was a motion.

I move that the Landmarks Preservation Commission adopt the analysis as findings and recommend renaming of a portion of North 13th Street, including from the corner of Yakima Avenue & 13th Street to approximately ½ block to the dead end, to Mr. Dahl Drive, to City Council.

MOTION: York
SECOND: Steel
MOTION: Carried

Ms. Tonie Cook outlined the next steps, including the schedule at the Council Committee level and, if recommended, it will be moved to the full City Council. She noted that Ms. Keene will be the contact.

Ms. Sue Keene, Lowell Elementary School teacher, invited the Commission to view the presentation board displaying the entire name change process on Wednesday, May 29, 2013, at the school.

4. CHAIR COMMENTS

No comments.

4. BOARD BUSINESS/PRESERVATION PLANNING

A. **Prairie Line Trail**

Mr. Elliott Barnett presented an overview and status of the Prairie Line Trail proposal and requested consideration of a letter of support. He provided a written outline of the project and the Commission discussed moving the project forward with the support of the conceptual design, including the request for additional funding and purchase of adjacent property.

There was a motion:

"I move that we, the Landmarks Preservation Commission, direct staff to compose a letter of support for the Prairie Line Trail project, specifically, addressing the broad terms and conceptual design outlined in the information provided, and with review by the Commission before submittal."

MOTION: Rahe
SECOND: York
MOTION: Carried

B. **Historic Preservation Month**

Commissioner JD Elquist presented an update on the reception planned on Thursday, May 30, 2013.

C. **Name Change: Frank Herbert Park**

Commissioner Dan Rahe circulated a copy of the background on author Frank Herbert who was born in Tacoma and posed consideration to rename Peninsula Park to Frank Herbert Park. It was agreed to postpone discussion until a future Commission meeting.

D. **Other**

Ms. Tonie Cook noted copies of the following documents submitted to the Commission:

- 1) May 21, 2013 letter regarding Historic Totem Pole from Ted Cormier
- 2) May 22, 2013 memo regarding Tacoma Totem Pole from Tacoma Art Administrator Amy McBride.
- 3) Request to submit a completed survey which is part of the update to the Washington State Historic Preservation Plan.

The meeting was adjourned at 5:16 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer

Members

Ken House, *Chair*
Edward Echte, *Vice Chair*
Katie Chase
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*

draft



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: June 12, 2013
Location: 747 Market Street, Tacoma Municipal Building, Room 248

LPC /13

Commission Members in Attendance:

Ken House *Chair*
Edward Echte, *Vice Chair*
Ross Buffington
Katie Chase
Jonah Jensen
Megan Luce
Marshall McClintock
Daniel Rahe
Duke York

Staff Present:

Reuben McKnight
Tonie Cook
Amy McBride
Sue Coffman
Jim Duggan
Ryan Erickson

Others Present:

Rich Mullen
Michael Sullivan

Commission Members Absent:

Commissioner James Steel

Chair Ken House called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioner James Steel was excused.

B. Meeting Minutes

The meeting minutes of May 8, 2013 were approved.

C. Administrative Approvals

The Administrative Review Summary listing projects approved from May 2013, through June 6, 2013 were accepted.

2. DESIGN REVIEW

A. 1003 North Grant (North Slope)

Ms. Tonie Cook read the staff report into the record as follows.

Built in 1923 this bungalow is a contributing structure located in the North Slope Historic Special Review District. The current proposal is a retroactive application for the removal of three double hung wood windows and replacement with two vinyl insert windows; the third vinyl window is not installed at this time. A stop work order was issued because of working without a permit.

The application also includes the replacement of one non-historic opaque louver vent-type window with a vinyl single hung insert window, which would typically be an administrative review.

Tonie Cook met onsite with Mr. Mundell who reported the original windows were thrown away and described the condition of those windows:

- 1) the right double-hung window had missing glass in the lower sash due to the location of an air conditioner and the upper sash was missing with a board covering that space.
- 2) The condition of the lower sashes on the other two windows were both in a deteriorated to a point of falling apart in his hands and beyond repair and, the two upper sashes were about 50% gone.

Tonie Cook recommended Mr. Mundell obtain an estimate to install replacement wood windows.

Action Requested: Retroactive approval of removal of three double-hung wood windows and replacement with vinyl insert windows, retaining the wood trim; removal and replacement of one opaque vent bathroom window

STANDARDS

Guidelines for the North Slope and Wedge Neighborhood Historic Districts

General Preservation Principles

2. **Retain original materials.** The historic materials present on historic buildings should be retained wherever feasible.
3. **Repair before replacement.** Historic materials should be maintained and repaired when needed, including maintaining proper weather protection. Where repair is needed, it is desirable to remove as small an amount of material as possible.
4. **Replacement in kind.** If replacement of a historic feature or material is unavoidable, they should be replaced in kind with a visual and material match whenever possible.

Windows

Windows are a character defining feature of a historic home, reflecting both the time period of construction, the materials and craftsmanship of an era, and the architectural style of a building.

1. **Preserve Existing Historic Windows.** Existing historic windows in good working order should be maintained on historic homes in the district. The existing wood windows exhibit craftsmanship and carpentry methods in use at the time that the neighborhood was developed. New manufactured windows, even those made of wood, generally do not exhibit these characteristics.
2. **Repair Original Windows Where Possible.** Original wood windows that are in disrepair should be repaired if feasible. The feasibility of different approaches depends on the condition, estimated cost, and total project scope. Examples of substandard conditions that do not necessarily warrant replacement include: failed glazing compound, broken glass panes, windows, painted shut, deteriorated paint surface (interior or exterior) and loose joinery. These conditions alone do not justify window replacement.

Repair of loose or cracked glazing, loose joinery or stuck sashes may be suitable for a carpenter or handyperson. Significant rot, deterioration, or reconstruction of failed joints may require the services of a window restoration company. If information is needed regarding vendors that provide these services, please contact the Historic Preservation Office.

3. **Replace windows with a close visual and material match.** When repairing original windows is not feasible, replacement may be considered.
 - Where replacement is desired, the new windows should match the old windows in design and other details, and, where possible, materials.

- Certain windows products, such as composite clad windows, closely replicate original appearance and therefore may be appropriate. This should be demonstrated to the Commission with material samples and product specification sheets.
- Changing the configuration, style or pattern of original windows is not encouraged, generally (for example, adding a highly styled divided light window (where non existed before or adding an architecturally incompatible pattern, such as a Prairie style gridded window to an English cottage house).
- Vinyl windows are not an acceptable replacement for existing historic windows.

Depending on specific project needs, replacement windows may include:

- Sash replacement kits. These utilize the existing window frame (opening) and trim, but replace the existing sashes and substitute a vinyl or plastic track for the rope and pulley system. Sash replacement kits require that the existing window opening be plumb and square to work properly, but unlike insert windows, do not reduce the size of the glazed area of the window or require shimming and additional trim.
- An insert window is a fully contained window system (frame and sashes) that is “inserted” into an existing opening. Because insert windows must accommodate a new window frame within the existing opening, the sashes and glazed area of an insert window will be slightly smaller than the original window sashes. Additional trim must be added to cover the seams between the insert frame and the original window. However, for window openings that are no longer plumb, the insert frame allows the new sashes to operate smoothly.

ANALYSIS

1. This 1923 house is a contributing structure in the North Slope Historic District. 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 per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.
3. The removal and replacement of the side elevation opaque louver vent type window with a vinyl single hung window meets the recommended guidelines per the administrative review procedures, Section 2, 1. 2. b) Windows, whereby, non-historic window replacement with like kind or a suitable upgrade.
4. The removal of three original double hung windows was completed without review by the Landmarks Preservation Commission as required by TMC 13.05.047. Since the installation of two of the three windows with vinyl inserts, the owner has applied for the building permit and the current design review.
5. On June 5, staff Tonie Cook visited the property with Mr. Rich Mundell who reported the removed windows were in the disposal and he described each of the window's condition, including one lower sash replaced with an air conditioning unit with a missing upper sash; two lower sashes that were visibly rotten; two upper sashes were rotten about 50% through.
6. The three windows are on the front elevation and quite visible from the right of way because of the corner lot location of the house. Nearly all of the remaining windows on the house appear to be original.
7. A retroactive proposal to remove three existing wood double hung windows and install three vinyl single hung windows does not meet NSHD Guideline #3, which follows: *Replace windows with a close visual and material match; specifically, Vinyl windows are not an acceptable replacement for existing historic windows.* The replacement is a single hung style and the trim was retained.
8. The proposal to remove the three double hung window does not meet NSHD Guideline #1, **Preserve Existing Historic Windows**, specifically, for, “*The existing wood windows exhibit craftsmanship and carpentry*”

*methods in use at the time that the neighborhood was developed” and NSHD Guideline #2, **Repair Original Windows Where Possible.** Original wood windows that are in disrepair should be repaired if feasible. The feasibility of different approaches depends on the condition, estimated cost, and total project scope. Examples of substandard conditions that do not necessarily warrant replacement include: failed glazing compound, broken glass panes, windows, painted shut, deteriorated paint surface (interior or exterior) and loose joinery. These conditions alone do not justify window replacement.*

Repair of loose or cracked glazing, loose joinery or stuck sashes may be suitable for a carpenter or handyperson. Significant rot, deterioration, or reconstruction of failed joints may require the services of a window restoration company. If information is needed regarding vendors that provide these services, please contact the Historic Preservation Office.

9. Staff recommended an estimate for three double hung wood windows be obtained.

Staff recommended adopting the above analysis as findings and the application be deferred to the Commission.

Mr. Rich Mundell reported that he is representing the property owner who is his sister and described the background on the property, including deferred maintenance over the years which resulted in a nuisance violation. He showed pictures of the house, before and after the repairs, stating his labor was without charge. He described the condition of the three dormer windows prior to the removal and disposal, including the challenge for the owner to save the money to pay for the roof replacement and painting.

He stated that his direction to the painters was to scrape and prime the house; he stated that all windows are original, some without glazing, He stated that once he started to tear the windows out, he moved forward with the removal. He stated the three windows were rotted out Douglas Fir and showed some wood that, he said, was from the rotten windows and the three original windows went into the disposal.

He stated that after the windows were removed, a stop work order was issued for working without a permit, which resulted in this current retroactive request for approval on window removal and replacement. He also stated that he installed the windows in good faith and understands the vinyl window material is not what is supposed to be there. He stated that the new windows now meet egress. He offered that the owner has no additional money.

He presented estimates for 400 Series Anderson Woodwright at \$511 per window.

Chair Ken House thanked Mr. Mundell for his information including the estimates.

Commissioner Duke York recused himself from the agenda item.

Commissioner Marshall McClintock who is North Slope Ex-Officio asked about next steps and if the owner will be moving back into the house. Mr. Rich Mundell responded that the owner has been living at the house for the entire time since she inherited it approximately one and a half years ago.

Wedge Ex Officio Commissioner Ross Buffington asked for clarification on the reference of being a retired contractor and Mr. Mundell corrected him, offering that he is a retiree from the City of Tacoma and had worked as a carpenter with the Public Works Department.

Commissioner Ross Buffington asked if he was aware of the permit requirement. Mr. Mundell stated yes. Commissioner Buffington asked Mr. Mundell about the 2011 code enforcement letter from the City, which stated the property's location in the North Slope Historic District and stated he is surprised that Grey Lumber would sell vinyl windows for a house located in the District. Commissioner Buffington complimented Mr. Mundell on all the work that had been done on the house and the fact that the retroactive request could have been avoided.

Mr. Mundell expressed his apologies and stated he had to put windows into the openings after removing the windows since his contractors were ready to paint the house and could not fix them. He stated he did not know permits were required for windows.

Chair Ken House asked if the windows were in stock or ordered. Mr. Mundell stated the windows were ordered and it took five days to receive two of them.

Commissioner Marshall McClintock stated that many neighbors started to call him to report the windows were being removed. He recommended the Commission deny the retroactive application for window removal and replacement with vinyl windows with the exception of the louver side elevation window. He noted the denial is straightforward, based on the regulations in place.

Vice Chair Ed Echte stated that the Commission has approved vinyl material but the approval was in minimally visible areas and not on the full front façade. He noted that the financial issues mentioned can be dealt with through procedures.

There was a motion:

"I move that we, the Landmarks Preservation Commission, accept the analysis as findings, and deny the retroactive application for the removal of three historic wood windows and installation of vinyl windows; the side elevation louver style non historic window may be replaced with one vinyl single hung window"

MOTION: Echte
SECOND: House
MOTION: Carried

Commissioner Katie Chase asked about the approval of the removal of one nonhistoric louver style window and replacement with one vinyl single hung window, which was included in the motion.

Commissioner Duke York was recused from this agenda item and did not vote.

Ms. Tonie Cook stated the decision will be issued in writing to the property owner and will have ten days from receipt of the letter to appeal the decision.

Mr. Reuben McKnight stated the two approaches for appeal, either appeal based on financial or direct appeal to the hearing examiner.

3. BOARD BRIEFINGS

A. Totem Pole

Mr. Reuben McKnight read the staff report into the meeting record, as follows:

The Tacoma Totem Pole was commissioned by Tacoma civic boosters and curio shop owners Chester Thorne and William Sheard in 1903, and installed at a location near its present location the day before President Theodore Roosevelt arrived in Tacoma. Reported to have been carved at a cost of \$3000, the pole was intended to rival Seattle's infamous Pioneer Square Totem Pole and is symbolic of a broader historical narrative surrounding the role of the Puget Sound in the Alaskan Gold Rush and the internationally significant Alaska Yukon Exposition that was being planned for 1909. The symbols and carvings on the pole are of unknown origin but are suggestive of Haida style of northwestern British Columbia. The pole is not of Coast Salish origin or design.

The pole has been undergoing a structural and condition analysis by the City this year. On April 12, 2013, during this analysis, structural engineers under contract with the City determined that there was a significant

risk of structural failure due to rot and deterioration. The Public Works Director ordered the immediate temporary bracing of the pole, while city engineers began working on a strategy for long term external bracing.

PRIOR MEETINGS:

On April 24, 2013, staff briefed the Commission on the status of the pole and tentative plans to stabilize the pole. During this briefing, several Commissioners questioned the cultural appropriateness of the plan, due several cultural factors, and requested that staff further research traditional practices related to declining totem poles, the history and meaning of the Tacoma Totem Pole (including the significance of the symbolism), and whether the pole was legitimately carved.

On May 7, staff convened a working group to discuss and further research these questions, consisting of city engineering staff, the Arts Administrator, Historic Preservation Officer, Commissioner Elquist, and Shaun Peterson, a woodcarver and Puyallup Tribal member acting in a consulting capacity for the City. During this meeting it was affirmed that the traditional treatment of declining poles was to allow them to fall, or removal and allowing them to decompose. The outcome of this discussion was that most appropriate course of action for cultural and safety reasons was that the pole should be removed and relocated to a place where it could decompose, and that every interpretive opportunity to educate the public about the history and context of the pole, and totem poles generally, be explored.

On May 8, 2013, this discussion was reported to the Commission. The Commission responded that if this course of action was to be taken, that additional information would be needed regarding the actual safety issues and costs associated with stabilization, and additional analysis should be done regarding the history of the pole.

On June 4, 2013, the Tacoma Arts Commission convened a De-Accession Review Panel to consider the removal of the Totem Pole from the Municipal Art Collection, per the Municipal Art Collection De-Accession Policy. This panel consisted of Commissioners Elquist and Echtle, Dr. Robin Wright, curator of American Indian art for the University of Washington's Burke Museum, Lynette Miller, Head of Collections at the Washington State History Museum, and Jack Curtwright, owner of the Curtwright Gallery, which specializes in Native American Art. Among other items, the panel concluded that:

- The pole is not clearly Haida or Tlingit, but exhibits a mixture of traits, many of which appear strangely proportioned compared with examples known to have been carved by Native carvers.
- The execution quality of the pole is not high.
- It is possible that the pole was not carved by Native carvers but rather by others based on drawings or photographs.
- Its primary historical significance is related to the history of Tacoma, and not as a totem pole.

The panel voted unanimously to retain the pole in the Municipal Art Collection. The panel did not arrive at a consensus regarding the best approach to deal with the pole, other than to conclude that it should be preserved either standing, or stored protected in an indoor location.

NEXT STEPS

Three options for abating the structural risk of the pole have been identified with preliminary cost estimates.

A. Install a single 65' new pole with shaft footing to support the totem pole: \$44,000

This option would retain in place the pole with exterior bracing by erecting a new metal pole behind it. This cost estimate assumes the City would have to fabricate a new pole.

B. Install two 65' support poles with shaft footing: \$64,000

C. Remove and store indoors: \$24,000

This estimate only includes only costs associated with removing the pole and transporting it. It does not include any interpretive signs, curation, analysis, or site preparation work for final location.

Staff will provide further discussion of the Totem Pole and address any questions the Commission may have.

ACTION REQUESTED was for guidance and direction .

Mr. Reuben McKnight noted the minutes of the June 4, 2013 Tacoma Arts Commission's Special Meeting of the De-Accession Review Panel which voted to recommend to not de-accession the Tacoma Totem Pole from the Municipal Art Collection. He further noted the memo received from Ms. McBride reporting the June 10, 2013 meeting of the full Tacoma Arts Commission, which accepted the recommendation.

He stated that Ms. Amy McBride, Arts Administrator for the City of Tacoma, is available to respond to questions.

Commissioner JD Elquist, who is both on the Tacoma Arts and Landmarks Preservation Commissions commented on the recommendation based on the traditional view of a Totem Pole, which is in an upright position. He stated he is interested in the Landmarks Preservation Commission's comments. He explained that a cultural standpoint on totem poles is to let it rest in place, in a continual deteriorated natural state and, from his historic preservation perspective, a brace would not be historically appropriate.

Vice Chair Ed Echte asked if the structural abatement cost differs significantly if the pole infestation mitigation is conducted while upright or down.

Mr. Reuben McKnight talked about removing most of the load and it has to be treated. He commented on the levels of analysis needed to understand the preservation and restoration requirements and the structural risks. He noted there is no money at this point and no plan nor guidance.

Ms. Amy McBride talked about the purpose of the de-accession panel which was to use their expertise; she commented on the pole's emerging story, including it being repainted a number of times, from "Paint Tacoma Beautiful" by firefighters to renowned Native American artist Lauren Wright.

She explained that life safety is the first risk, so it needs to be stabilized at a certain level of stasis to prevent further deterioration, cleaning of some of the surfaces, as well as protecting the open ends. She stated that if life safety is removed, then bringing it up to a level of being preserved and putting a preservation plan in place would be the next step. She noted the previous cost of full conservation was estimated at \$36,000 from a professional, a couple of years ago, and posed that the cost could be much less.

Commissioner Marsall McClintock asked why it would be much less than the estimate [of \$36,000]. It was explained that the review panel discussed nominal conservation, cleaning and stasis of further rot, at a much lower cost level without bringing it back to a pristine condition because it [original] is not there with so many additions over the years.

Ms. Amy McBride commented on the story coming out of this pole which is rich with information that needs to be told.

Commissioner JD Elquist asked about the possibility of using another available pole to stabilize the pole.

There was discussion on cost to stabilize the pole; there was mention of some money available to stabilize the pole; the several options to brace the pole. There was discussion on the different types of designated landmarks such as signs, Virginia V, the ghost sign and the breadth of the Secretary of Interior's Standards including rehabilitation, preservation, restoration, and reconstruction; and there are best practices for Totem Poles adopted in other places, as well as Technical Papers for use by the Commission.

Chair Ken House asked about clarification on what the Totem Pole is; he noted it has been a part of Tacoma's history and in his opinion, the pole is better up than down if it is feasible and, the review of the pole is within the Landmarks Preservation Commission's purview.

Commissioner Katie Chase stated that since there is funding to stabilize it, it should be stabilized and then, a preservation plan prepared to provide guidance.

Comments were made on the existing location and understanding the importance of retaining the Totem Pole in this same location. There was clarification that this pole has been moved three times and, is now 75 feet from its original location.

Commissioner JD Elquist shared that there were many comments made about the pole and the many generations of people in Tacoma who have personal feelings about the pole. He further talked about the comments made by Shaun Peterson of the Puyallup Tribe, who explained that when totems end up in different areas (such as the Totem in Tacoma) it represents a conquered people. He stated that in his opinion, there is an opportunity to do something very strongly with the local tribe as well as what is done with the Tacoma Totem Pole.

Commissioner Megan Luce talked about the treatment of the Tacoma Totem Pole as a piece of art and, as an art piece, it makes sense to preserve it in place, however, as an archaeological or historical artifact, there may be a different approach selected for its future.

There were comments made about adding a new brace which will show a "differentiation" from the historic (part of the pole), based on the Secretary of Interior's Standards.

Mr. Reuben McKnight emphasized there will be a physical and visual impact with the addition of a brace and there are best practices that can be utilized specific to totem poles, in which bracing can be an appropriate treatment that does not diminish its significance.

Mr. Reuben McKnight added there have been many good points made by the Commission. He added that the next step is to identify a course of action to move beyond temporary bracing especially as the weather changes.

Ms. Amy McBride talked about not having an option for a permanent location to store or move it; several places have turned down requests to move it. She added that storage eliminates access as well as the possibility of a long term plan.

Chair Ken House summarized the discussion including the Tacoma Totem Pole needing treatment to prevent future deterioration and provision for stabilization, and preparation of a contingency plan to provide guidance for the Totem Pole's future.

Commissioner Marshall McClintock asked about an assessment as to whether the preservation is conducted while it is still standing or down. Mr. Reuben McKnight stated that engineering needs to be done to know the best approach.

Commissioner JD Elquist asked about the whole integrity of the pole if it is on the ground and if it can be re-installed in an upright position.

Mr. Reuben McKnight stated there are real risks in moving it. He explained that additional information will be transmitted to the Commission.

B. Live Work Building Code update

Ms. Sue Coffman, Planning and Development Services, introduced Fire Department Chief Jim Duggan and Ryan Erickson, and Tacoma Power representative.

Ms. Sue Coffman presented the goals, background, changes, restrictions and requirements, considerations and next steps of the Live Work Building Code Amendments, which are outlined in a handout distributed to the Commission.

Commissioners discussed the size of water lines, combination fire/domestic meters, life safety, occupancy,

both commercial, residential, State Building Council review, local adoption equivalency to the state/national building code, and number of exit requirements.

Mr. Michael Sullivan talked about the formulas used to calculate exits required in a similar proposal in another jurisdiction.

Ms. Sue Coffman stated she appreciated the comment (on exits) to continue their next work on specific case studies. She explained that the case studies are in the process of being identified by the Historic Preservation and Arts Departments.

Fire Chief Jim Duggan talked about the review of best practices in other jurisdictions to select appropriate programs for Tacoma.

There was discussion on timing, next steps and clarification that this amendment is for one-live/work unit.

c. Demolition By Neglect Ordinance

Commissioner Katie Chase disclosed her firm's involvement on the Demolition By Neglect Ordinance.

Mr. Reuben McKnight presented the update on the progress of the ordinance. He presented a slideshow that was also delivered to the Neighborhoods Committee last week, as follows:

The City of Tacoma has many distressed properties, some of which are listed on the National and Tacoma Registers of Historic Places, either individually or as contributing structures within listed historic districts. Long term neglect of a historic building becomes very costly to abate, and can lead to the loss of the building. Ideally, intervention early in the cycle of decline is less costly.

However, under the existing enforcement codes, including Public Nuisances (Tacoma Municipal Code 8.30) and Minimum Buildings and Structures Code (TMC 2.01), the options for proactively abating substandard building conditions before they threaten the safety and longevity of a building are limited.

To address these issues, the City of Tacoma is going to explore the development of an ordinance to prevent "demolition by neglect," along with the creation of an "emergency preservation fund" that could be used to help prevent the deterioration of the City's iconic historic structures.

ACTION REQUESTED: This is an informational briefing.

Mr. Reuben McKnight talked about scheduling a meeting with the North Slope and Wedge Historic District neighborhood groups to report on the progress of the amendments.

4. BOARD BUSINESS/PRESERVATION PLANNING

A. Letter of support: Frank Herbert Park

Commissioner Daniel Rahe added to the information provided at the May 22, 2013 Commission meeting, including Herbert's opposition to the Asarco smelter plant. He also noted that the naming authority of park owned property is Metropolitan Parks Board. He asked the Commission to consider a motion to prepare a letter of support to name the slag peninsula site as Frank Herbert Park.

There was a motion:

"I move that we, the Landmarks Preservation Commission, prepare a letter of support to name Frank Herbert Park to the slag peninsula area, which is owned by the Metropolitan Park District of Tacoma"

MOTION: York
SECOND: Jensen
MOTION: Carried

B. Other

Commissioner Jonah Jensen reported on the selection of the general contractor for the Washington Elementary School's construction; he also provided details on the acceptance of several proposed alternates and suggestion to schedule a Commission tour during the project.

Mr. Reuben McKnight reviewed the upcoming meeting schedule; he highlighted the potential rescheduling of the June 24th meeting to July 31, 2013.

The meeting was adjourned at 7:28 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer



STAFF REPORT

LPC 53/13
June 26, 2013

BOARD BRIEFINGS

AGENDA ITEM 3A: Fort Nisqually Granary

Kristi Evans, Project Manager, Metro Parks Tacoma

BACKGROUND

Built in 1843, this one-story post-on-sill Granary building at Fort Nisqually Living History Museum is the oldest standing structure in Washington State; it is one of two buildings moved from the original site to Point Defiance Park. The Granary was restored in 1934 and 1984. In 1970 it was listed on the National Register of Historic Places and Tacoma Register in 1976. The Granary is also a National Historic Landmark. It and the Chief Factor's House (Large House) are two surviving original examples of Hudson's Bay Company buildings that remain in the United States.

The briefing is to present plans to strengthen the roof structure with steel framing members to provide stabilization and to replace the cedar shake roof. The roof will be replaced in kind; the existing roof is also a replacement from a previous renovation. The structural modifications will not be visible from the exterior of the building and will be minimally visible on the interior.

Plan sheets and a project description letter are enclosed for review.

ACTION REQUESTED

This is an informational briefing.

BOARD BUSINESS

AGENDA ITEM 4A: Demolition by Neglect Ordinance

BACKGROUND

On June 12, 2013, Staff reported on progress to develop an ordinance to prevent "demolition by neglect," including the creation of an "emergency preservation fund" for use to help prevent deterioration on the City's iconic historic structures.

The proposed code will be a new chapter in Title 8 Public Safety and Morals, proposed to be located at TMC 8.31, titled "Preventing Neglect of Historic Properties." The new chapter will define neglect of a historic structure to be a Public Nuisance, and will provide procedures based on the Public Nuisance Code to levy fines and /or proactively intervene in cases of neglect.

The proposed ordinance is a pilot and is intended to provide additional code enforcement tools to protect Tacoma's iconic historic buildings. It would affect properties listed on the Tacoma and National Registers of Historic Places, and contributing buildings within historic districts, but is not proposed at this time include single family detached residences. The majority of code enforcement cases in the City of Tacoma involves single family residences and represents primarily small scale violations. The Minimum Buildings and Structures Code (TMC 2.01) and Nuisance Code (TMC 8.30) are equipped to enforce and abate these types of violations.

Because of the large number of detached single residences in historic districts (including the North Slope, Stadium, and Wedge), including detached residential structures within the scope of the pilot ordinance potentially creates a significant resource issue.

ACTION REQUESTED

Staff requests a "recommendation for adoption" from the Commission.

AGENDA ITEM 4B: Letter of Support – Frank Herbert Park

On May 22, 2013, Commissioner Daniel Rahe introduced a proposal for the Frank Herbert Park; on June 12th, he added information on the history of Frank Herbert who opposed the Asarco smelter plant and noted the naming authority of park owned property is Metropolitan Parks Board.

There was a motion approved to prepare a letter of support to name Frank Herbert Park for the slag peninsula site. The draft letter is enclosed.

ACTION REQUESTED

Review and consider the letter of support to name the 23-acre slag peninsula area as Frank Herbert Park.

PENDING AGENDA ITEMS

July 24, 2013
CANCELLED* (tentative)

July 31, 2013
SPECIAL MEETING (if needed)



Reuben McKnight
Landmarks Commission
747 Market Street
Tacoma, WA 98402

Dear City of Tacoma Landmarks Commission,

In recent years, Metro Parks Tacoma has become concerned about the structural stability of the Granary at Fort Nisqually Living History Museum. Built in 1850 the Granary is a National Historic Landmark and listed on the city's register of historic places. Architects from the National Park Service recommended that the building undergo analysis by a structural engineer to determine the building's strengths and weaknesses and to develop a plan to stabilize the Granary in a manner that meets the Secretary of the Interior's Standards for Historic Preservation and ensures its preservation for future generations.

Structural Engineer, Wilson Hu, of local firm BCRA has analyzed the Granary and developed a plan that meets the Secretary of Interior's standards and provides the additional support needed to stabilize the building. Below is a brief description of his analysis and plans for stabilization.

Project Description:

Over the years, the Granary at Ft. Nisqually has undergone moves and multiple renovations with replacement and repair of the various wood members. Despite the upkeep, the structure has deficiencies if evaluated against today's codes and performance requirements. This project involves upgrading and renovating the roof structure to help protect the building against the future wind, snow, and seismic events. Although the project does not bring the building up to today's code, it solves one of the biggest structural concerns: the roof framing. The construction methodology when the Granary was built did not account for loading other than gravity. In the combination of loading, the roof "trusses" do not have enough capacity and put undo lateral pressure on the top of the wall causing a slight bowing of the walls. Although tie rods have been added to help mitigate this, other loading conditions also compromise the roof's performance. The design approach has been to add new steel framing members to the roof and around the top of the walls to provide a stronger skeleton to hold up the roof. The use of steel was chosen as an obvious new material so as not to confuse the observer as to what was original construction and what was added. The new steel trusses are located between the existing wood trusses and the steel above the wall will largely be out of the line of vision. In addition to strengthening the roof structure, new cedar shake roofing will be placed (and will likely need to be replaced periodically).

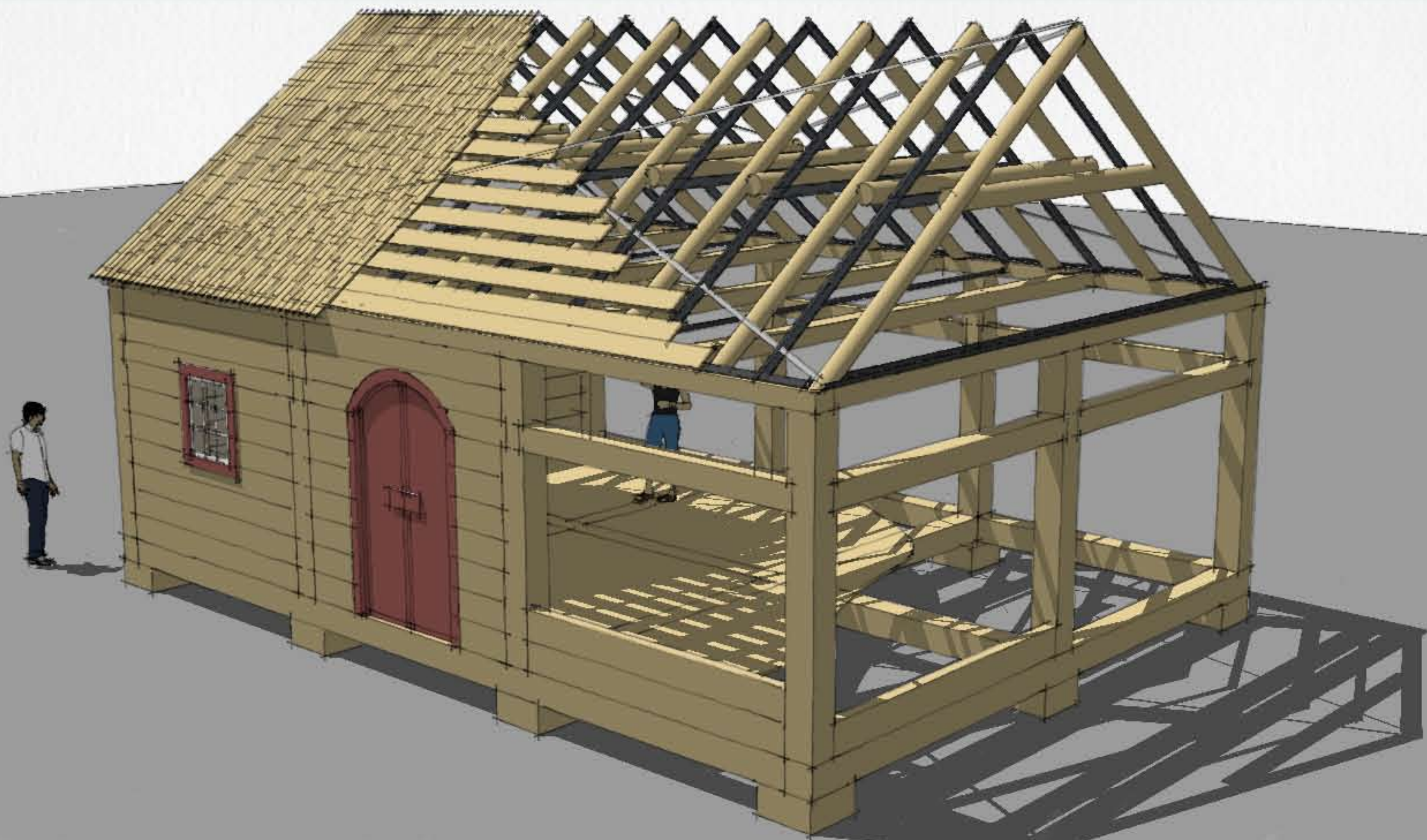
Board of Park Commissioners:
Larry Dahl
Erik Hanberg
Aaron Pointer
Tim Reid
Andrea Smith

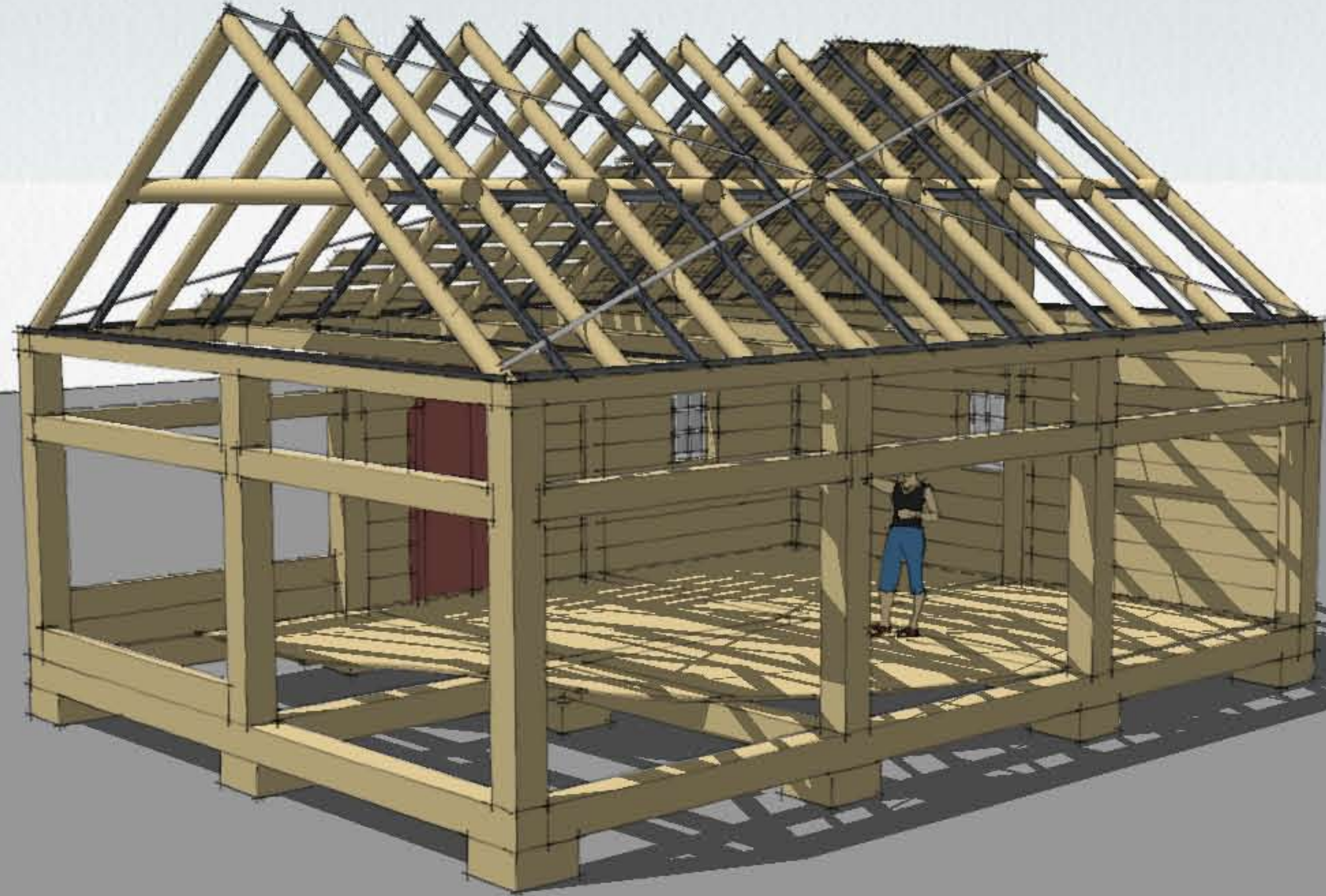
Renovation Recommendations: (Based on a voluntary upgrade)

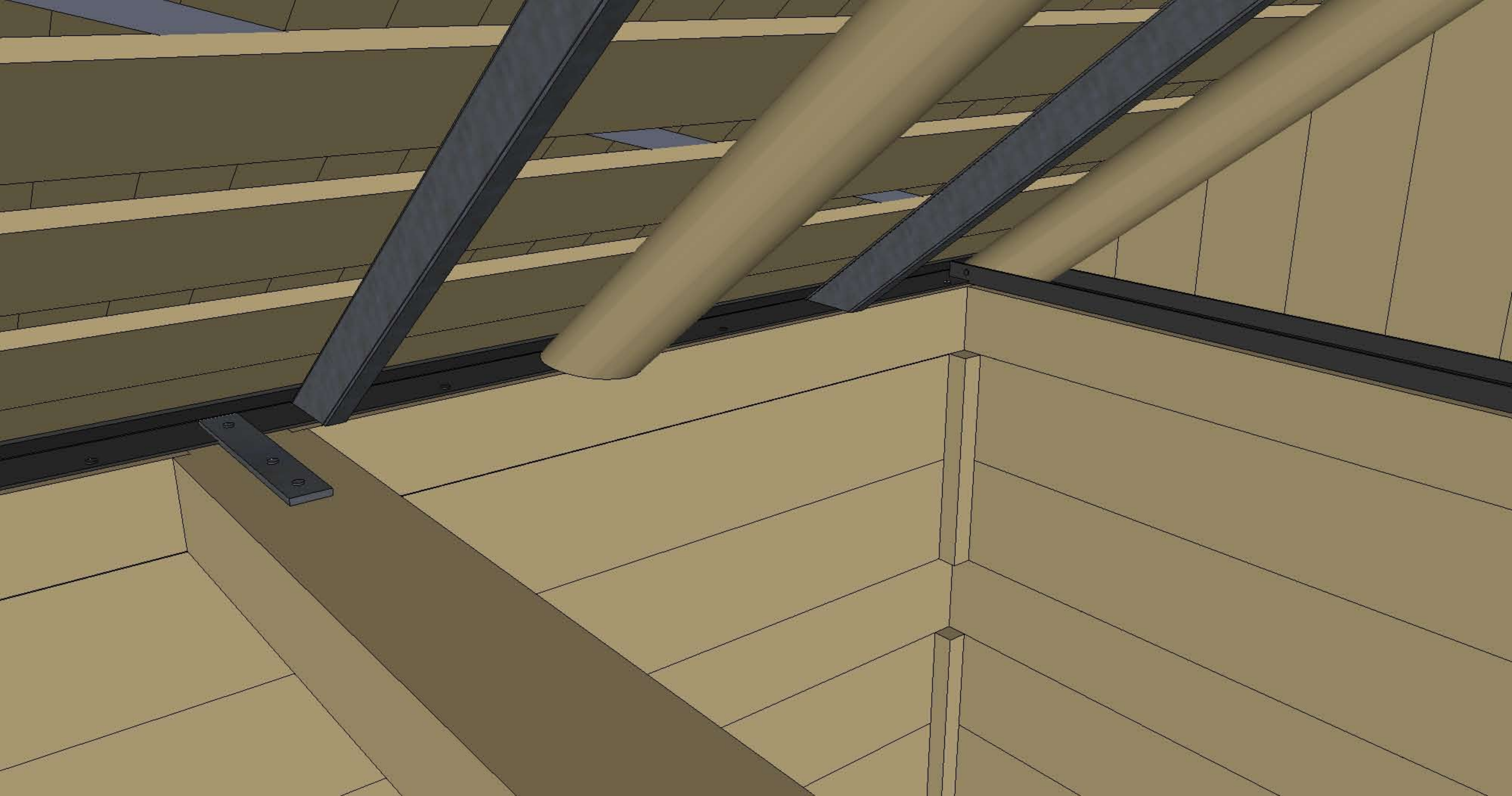
1. 1x Skip Sheathing
 - a. Addition of intermediate supports (steel angle or channel shape that would not be galvanized) as discussed later with roof joists
2. Roof Joist / Truss
 - a. Add new framing intermediate of the current joists/trusses
 - i. Connection to be a bent plate that runs the length of the building on both sides.
3. Top Plate
 - a. Deficiency at end walls primarily where a knee joint forms
 - b. Use a steel channel above the top plate to span from side to side. The added member on the long sides could help and be part of the cross tie issue below
4. Cross Tie
 - a. Help prevent the kickout of the roof members
 - b. New straps or rods across the building – place above the current horizontal timber so that it would not be noticeable.
 - c. Combined with the bent plate, the rafters would transfer loads
5. Roofing – Shake
 - a. Replace aged shake roof.



Best Regards,
Kristi Evans, Project Manager









GENERAL

SUBMITTALS:

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT / ENGINEER PRIOR TO ANY FABRICATION OR CONSTRUCTION FOR THE FOLLOWING ITEMS:

- STRUCTURAL AND MISC. STEEL

IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN. ITEMS DESIGNED BY OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF THE WASHINGTON STATE REGISTERED PROFESSIONAL ENGINEER WHO IS RESPONSIBLE FOR THE DESIGN, AND SUBMITTED TO THE ARCHITECT / ENGINEER FOR REVIEW. ONCE APPROVED, THEY SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

MISCELLANEOUS:

CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD PRIOR TO PROCEEDING. CONTRACTOR SHALL NOTIFY THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO INSTALLATION OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ARCHITECT / ENGINEER BEFORE PROCEEDING. NOTED DIMENSIONS TAKE PRECEDENCE - DO NOT SCALE DRAWINGS.

CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS, EXISTING CONSTRUCTION AND SOIL EXCAVATIONS, AS REQUIRED, AND IN A MANNER SUITABLE TO THE WORK SEQUENCE. TEMPORARY SHORING AND BRACING SHALL NOT BE REMOVED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND MATERIALS HAVE ACHIEVED DESIGN STRENGTH.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.

STEEL

STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 22 OF THE IBC.

MATERIALS:

STRUCTURAL STEEL	ASTM A992
STRUCTURAL TUBES	ASTM A500, GR. B
STEEL PIPE	ASTM A53, GR. B
CONNECTION MATERIAL, EMBEDDED ITEMS, CHANNELS, ANGLES, BASE PLATES AND MISCELLANEOUS STEEL	ASTM A36
STRUCTURAL BOLTS	ASTM A325-N, A325-SC, A490-N, A490-SC
ANCHOR RODS	ASTM F1554, GR. 36, 55, 105, UNO
THREADED RODS	ASTM A36
WELDING ELECTRODES	70 KSI, LOW HYDROGEN, TYPICAL 60 KSI, MIN. METAL DECK AND COLD-FORMED FRAMING
HEADED SHEAR STUDS	ASTM A108

WELDING:

ALL WELDING SHALL BE IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE" ANSI/AWS D1.1 AND SHALL BE BY AWS-WABO CERTIFIED WELDERS. ONLY WELDS THAT ARE PREQUALIFIED, PER AWS, OR QUALIFIED BY TESTING SHALL BE USED. SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. WELDS SHOWN ON THE DRAWINGS ARE MINIMUM SIZES AND FOR FINAL CONNECTIONS. MINIMUM WELD SIZE SHALL BE 3/16 IN. UNO. FIELD WELD SYMBOLS ARE SHOWN WHERE FIELD WELDS ARE REQUIRED BY THE STRUCTURAL DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL ERECTION. ALL FULL PENETRATION FIELD AND SHOP WELDS SHALL BE FULL TIME INSPECTED AND TESTED BY ULTRASONIC, NON-DESTRUCTIVE PROCEDURES. RESULTS OF TESTS SHALL BE SUBMITTED FOR REVIEW BY THE ARCHITECT / ENGINEER.

CAMBER:

BEAM CAMBER INDICATED ON DRAWINGS IS THE UPWARD CAMBER REQUIRED IN THE BEAM AS DELIVERED TO THE JOB SITE. ALL MEMBERS ARE TO BE ERECTED WITH NATURAL MILL CAMBER OR INDUCED CAMBER UP, UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR TO CONSIDER CAMBER LOSS, IF ANY, DUE TO SHIPPING AND HANDLING.

MANUFACTURED STEEL JOISTS:

MANUFACTURED STEEL JOISTS SHALL BE MANUFACTURED BY A FABRICATOR APPROVED BY ICBO-ES. THE MANUFACTURER SHALL BE A MEMBER OF STEEL JOIST INSTITUTE (SJI) AND ALL STEEL JOISTS AND GIRDERS SHALL BE SJI APPROVED. STEEL JOIST SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER. SUBMIT CONSTRUCTION DOCUMENTS PER GENERAL NOTES AND IN ACCORDANCE TO SJI SPECIFICATIONS.

MISCELLANEOUS:

ALL STEEL EXPOSED TO WEATHER, MOISTURE, SOIL, OR AS NOTED SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION PER ASTM A123. ALL FIELD WELDS ON GALVANIZED MATERIAL SHALL BE COATED WITH BRUSH APPLIED ZINC-RICH PAINT COMPLYING WITH ASTM A780 (GALVACON OR EQUIVALENT).

SUBSTITUTION OF MEMBER SIZES OR STEEL GRADE WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ARCHITECT / ENGINEER.

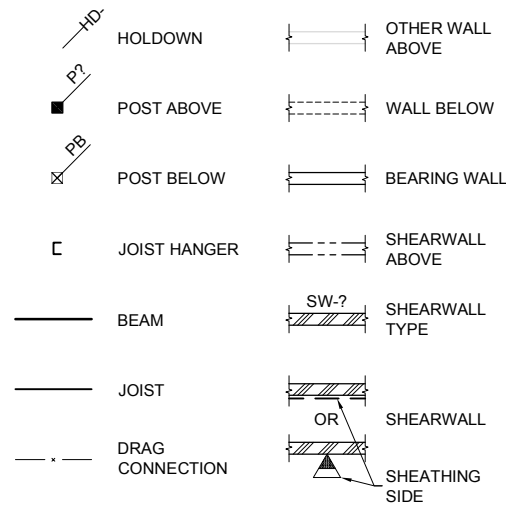
BOLTED CONNECTIONS ARE TO BE OF HIGH STRENGTH ASTM A325 BOLTS AS SHOWN. A MINIMUM OF TWO BOLTS IS REQUIRED FOR ALL BEAM CONNECTIONS. ALTERNATIVE CONNECTIONS SHALL BE SUBMITTED TO THE ARCHITECT / ENGINEER FOR APPROVAL PRIOR TO FABRICATION.

ANCHORS

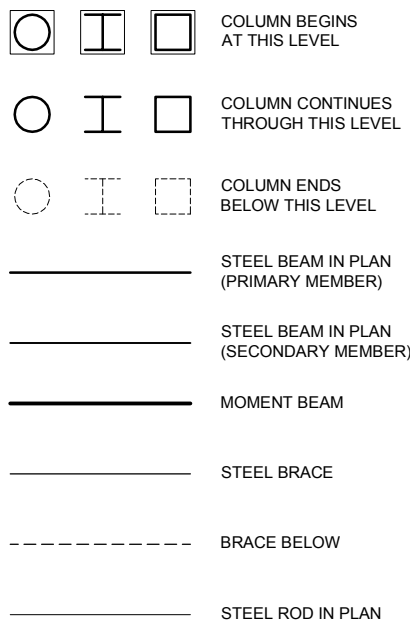
USE OF DRILLED CONCRETE ANCHORS, INCLUDING EXPANSION BOLTS, ADHESIVE ANCHORS, AND UNDERCUT ANCHORS, WHERE NOT SPECIFIED IN THE DOCUMENTS SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT / ENGINEER. ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. ICBO OR ICC REPORTS SHALL BE SUBMITTED FOR ALL ANCHORS.

ALL HEADED SHEAR STUDS SHALL BE 3/4" DIAMETER UNO. STUD LENGTHS AFTER WELD SHALL BE SHOWN ON THE DRAWINGS. DEFORMED BAR ANCHORS SHALL BE AUTOMATICALLY END WELDED IN SHOP OR FIELD WITH EQUIPMENT RECOMMENDED BY THE MANUFACTURER.

WOOD / LIGHT GAUGE SYMBOLS LEGEND



STEEL SYMBOLS LEGEND



DRAWING LIST

G1.01	GENERAL NOTES, DRAWING LIST, LEGENDS AND TYPICAL ABBREVIATIONS
S2.01	TOP PLATE FRAMING ROOF PLAN
S2.02	CROSS BRACE FRAMING ROOF PLAN
S5.01	DETAILS

ABBREVIATIONS

AB ANCHOR BOLT	ADDL ADDITIONAL	ADJ ADJUSTABLE	AFF ABOVE FINISH FLOOR	AMPL AMPLITUDE	ANCH ANCHOR	ARCH ARCHITECTURAL	B/ BOTTOM OF	BF BRACED FRAME	BLDG BUILDING	BLKG BLOCKING	BM BEAM	BMU BRICK MASONRY UNIT	BOT BOTTOM	BRG BEARING	BSMT BASEMENT	BTWN BETWEEN	C CAMBER	CC CENTER TO CENTER	CIP CAST IN PLACE	CJ CONTROL JOINT	CL CENTERLINE	CLR CLEAR	CMU CONCRETE MASONRY UNIT	COL COLUMN	CONC CONCRETE	CONN CONNECTION	CONST CONSTRUCTION	CONT CONTINUOUS	CONTR CONTRACTOR	COORD COORDINATE	CP COMPLETE PENETRATION	CTR CENTER	CTRDR CENTERED	CY CUBIC YARD	DB DIVIDER BEAM	DBA DEFORMED BAR ANCHOR	DBL DOUBLE	DE DECK EDGE	DET DETAIL	DIA DIAMETER	DIAG DIAGONAL	DKG DECKING	DO DITTO	DN DOWN	DWF DEFORMED WIRE FABRIC	DWG DRAWING	DWL DOWEL	EA EACH	EE EACH END	EF EACH FACE	EL ELEVATION	ELECT ELECTRICAL	ELEV ELEVATOR	EMBED EMBEDMENT	EN EDGE NAILING	EOS EDGE OF SLAB	EQ EQUAL	EQUIP EQUIPMENT	ES EACH SIDE	EW EACH WAY	EX EXISTING	EXP EXPANSION	EXT EXTERIOR	FDN FOUNDATION	FV FIELD VERIFY	FF FINISHED FLOOR	FLG FLANGE	FLR FLOOR	FRMG FRAMING	FS FAR SIDE	FT FEET	FTG FOOTING	GA GAGE	GALV GALVANIZED	GOVT GOVERNMENT	GR GRADE	GWB GYPSUM WALLBOARD	HD HOLDOWN	HGR HANGER	HT HEIGHT	HORIZ HORIZONTAL	IBC INTERNATIONAL BUILDING CODE	ID INSIDE DIAMETER	I.F. INSIDE FACE	IN INCH	INT INTERIOR	JST JOIST	JNT JOINT	K KIP (1,000 LBS)	KSF KIPS PER SQ FT	L LENGTH (LONG)	LB POUND	LGA LIGHT GAGE	LF LINEAL FOOT	LL LIVE LOAD	LLH LONG LEG HORIZONTAL	LLV LONG LEG VERTICAL	LOC LOCATION	LONGIT LONGITUDINAL	LSH LONG-SLOTTED HOLE	MATL MATERIAL	MAX MAXIMUM	MECH MECHANICAL	MFR MANUFACTURE(R)	MIN MINIMUM	MISC MISCELLANEOUS	NIC NOT IN CONTRACT	NO. NUMBER	NOM NOMINAL	NS NEAR SIDE	N-S NON-SHRINK	NTS NOT TO SCALE	NW NORMAL WEIGHT	OC ON CENTER	OD OUTSIDE DIAMETER	O.F. OUTSIDE FACE	OPNG OPENING	OPP OPPOSITE, OPPOSITE HAND	PAF POWDER ACTUATED FASTENER	PB POST BELOW	PEN PENETRATION	PL PLATE; PROPERTY LINE	PLYWD PLYWOOD	PP PARTIAL PENETRATION	PSI POUNDS PER SQ IN	PSF POUNDS PER SQ FT	P-T PRESSURE-TREATED	P/T POST-TENSIONED	R, R RADIUS	RD ROOF DRAIN	REF REFERENCE	REINF REINFORCING	REM REMAIN(DER)	REQD REQUIRED	RET RETURN	RO ROUGH OPENING	SC SLIP CRITICAL	SCHED SCHEDULE	SE SLAB EDGE	SECT SECTION	SHT SHEET	SHTHG SHEATHING	SIM SIMILAR	SOG SLAB-ON-GRADE	SP SPACE	SPCG SPACING	SPEC SPECIFICATION	SQ SQUARE	SS STAINLESS STEEL	STD STANDARD	STIFF STIFFENER	STL STEEL	STRUCT STRUCTURAL	SW SHEARWALL	SYM SYMMETRICAL	T/ TOP OF	T&B TOP AND BOTTOM	T&G TONGUE AND GROOVE	TEMP TEMPERATURE	THK THICK(NESS)	TRANS TRANSVERSE	TYP TYPICAL	UNO UNLESS NOTED OTHERWISE	VERT VERTICAL	W/ WITH	W WIDE OR WIDTH	WHS WELDED HEADED STUD	W/O WITHOUT	WP WORK POINT	WWF WELDED WIRE FABRIC
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Date Plotted: May 31, 2013 - 5:32pm By: MNELSON Filename: G1.01.dwg



SEAL

PROJECT
FT. NISQUALLY GRANARY
PT. DEFIANCE
TACOMA, WA

REVISIONS

DATE	05.31.13
BCRA NO.	
13049	
CADD FILE	
DWG	
SHEET TITLE	

GENERAL NOTES, DRAWING LIST, LEGENDS, AND ABBREVIATIONS

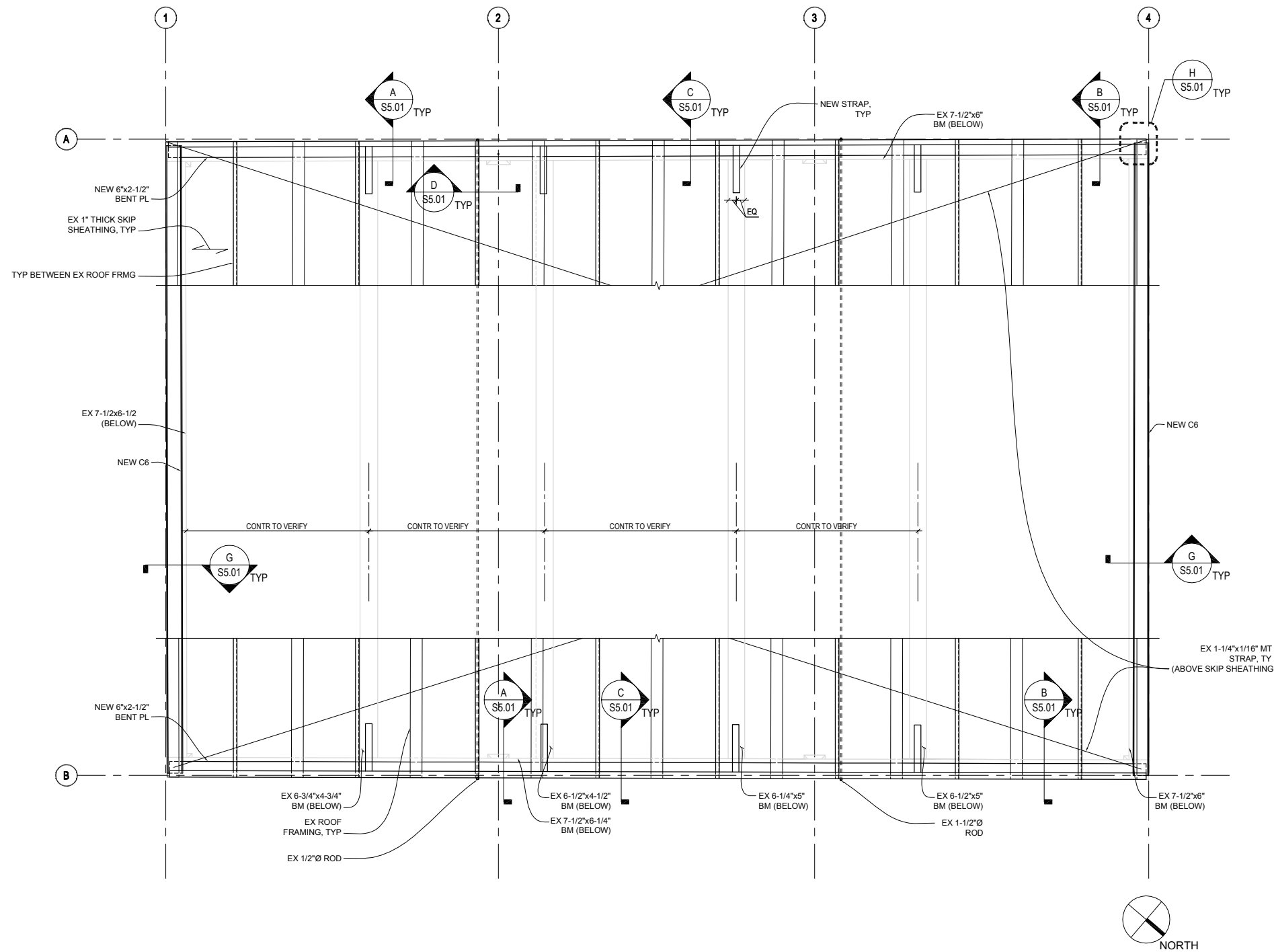


SHEET

G1.01

T 253.627.4367 F 253.627.4365 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE, SUITE 330, TACOMA, WA 98402

Date Plotted: May 31, 2013 - 5:32pm Filename: 13049S2.01.dwg By: MNELSON



A TOP PLATE FRAMING ROOF PLAN
SCALE: 1/2" = 1'-0"

REAL

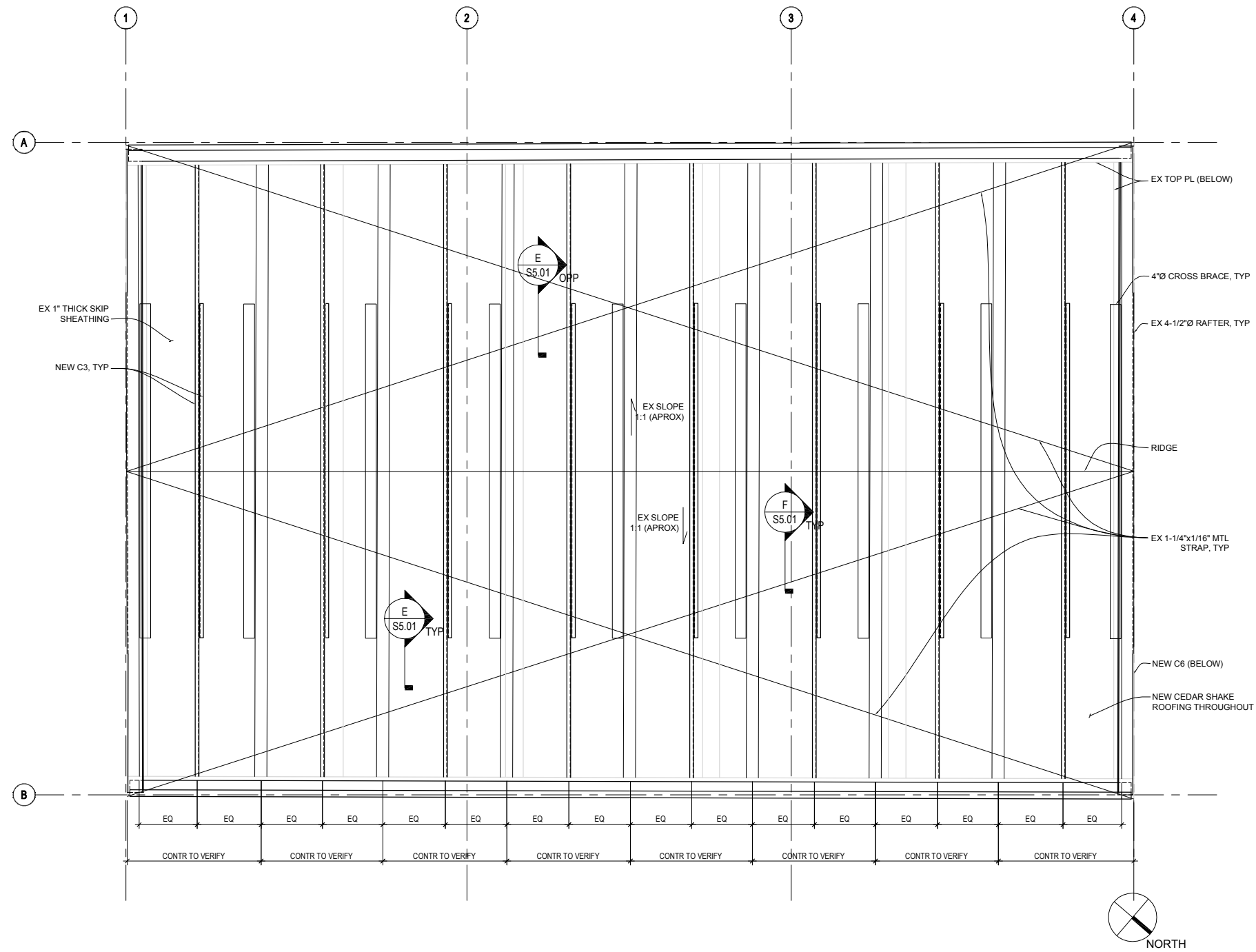
PROJECT
FT. NISQUALLY GRANARY
PT. DEFENCE
TACOMA, WA

REVISIONS

NO.	DATE	DESCRIPTION

DATE
05.31.13
BCRA NO.
13049
CADD FILE
DWG
SHEET TITLE

TOP PLATE FRAMING
ROOF PLAN



A CROSS BRACE FRAMING ROOF PLAN
SCALE: 1/2" = 1'-0"

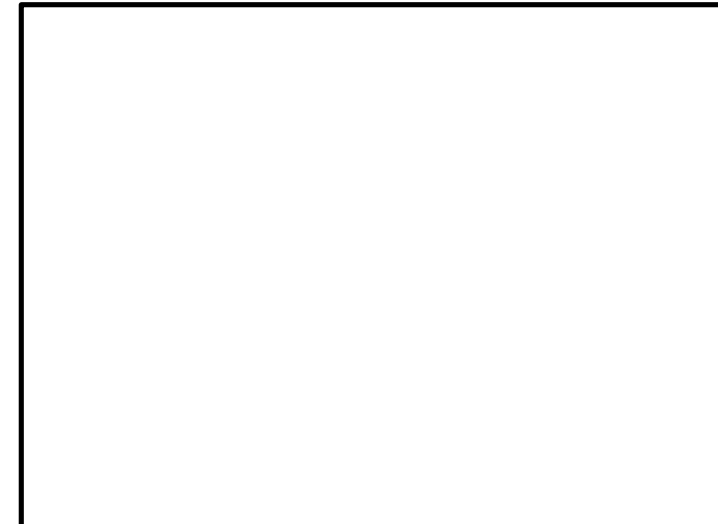
REVISIONS

NO.	DATE	DESCRIPTION

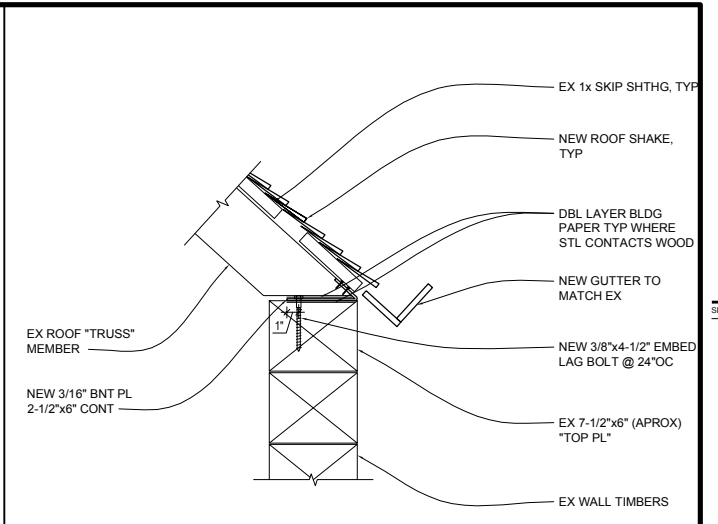
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BCRA NO.
13049
CADD FILE
DWG
SHEET TITLE

CROSS BRACE FRAMING
ROOF PLAN

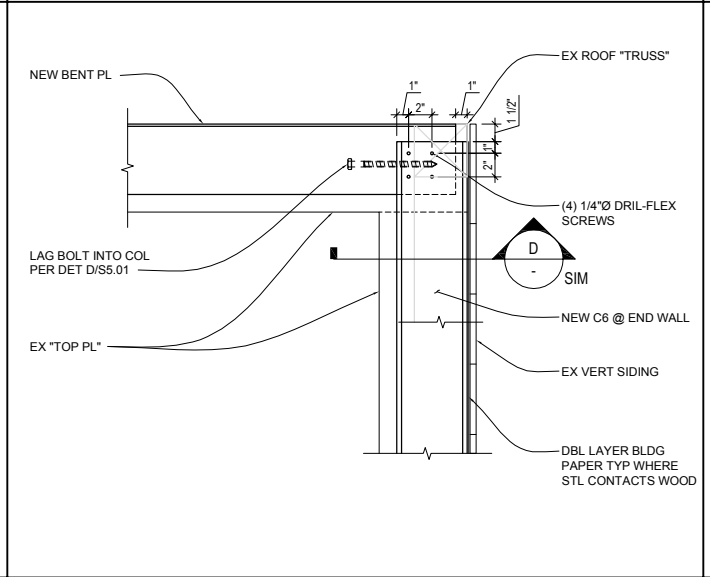
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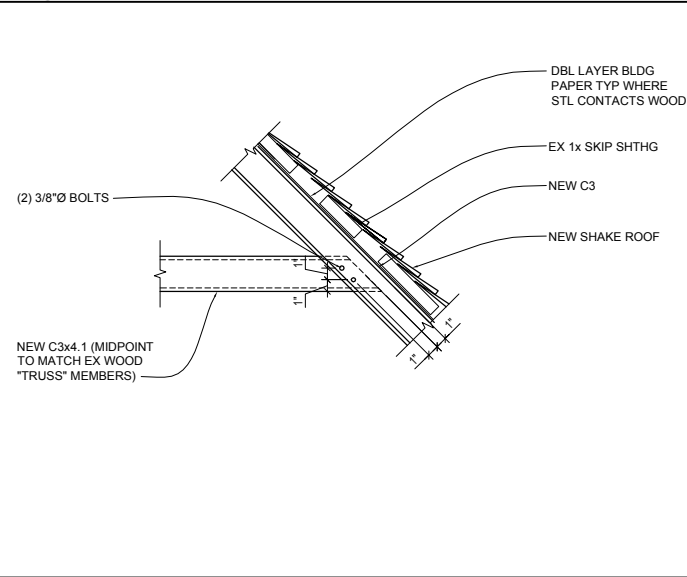
F NEW ROOF FRAMING AT RIDGE
SCALE: 1-1/2" = 1'-0"



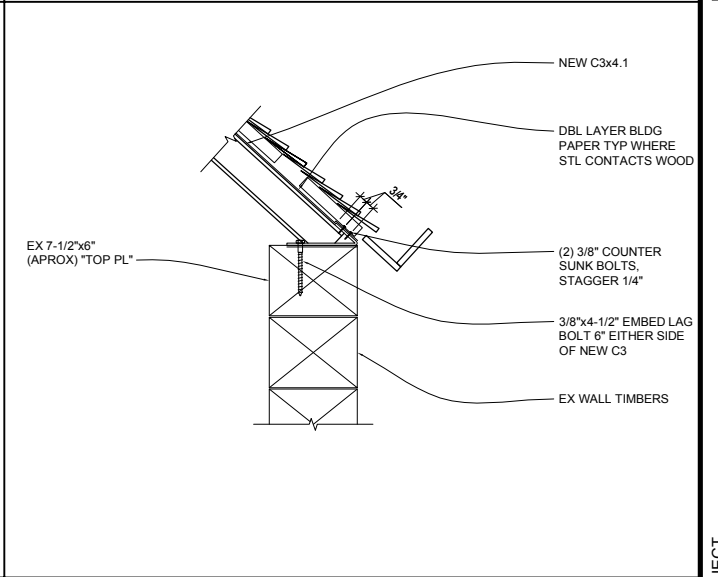
C TYPICAL SECTION AT EXISTING ROOF \"TRUSS\"
SCALE: 1-1/2" = 1'-0"



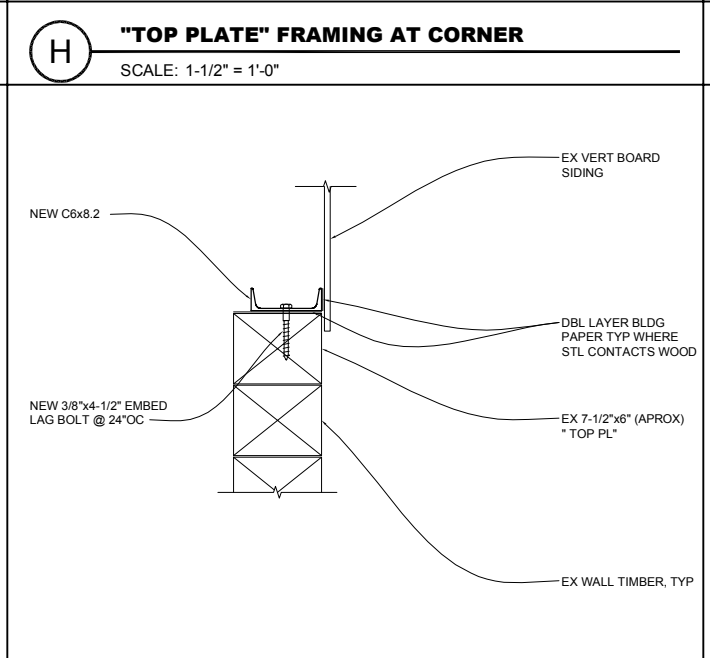
H \"TOP PLATE\" FRAMING AT CORNER
SCALE: 1-1/2" = 1'-0"



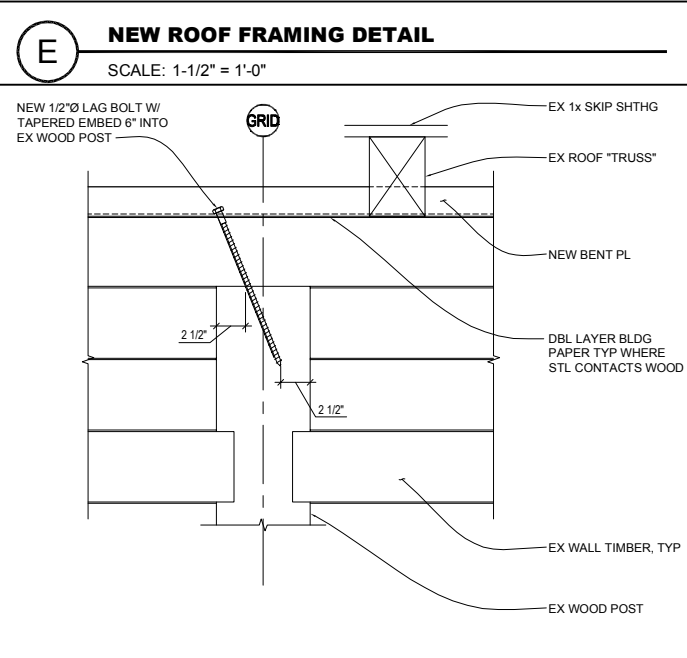
E NEW ROOF FRAMING DETAIL
SCALE: 1-1/2" = 1'-0"



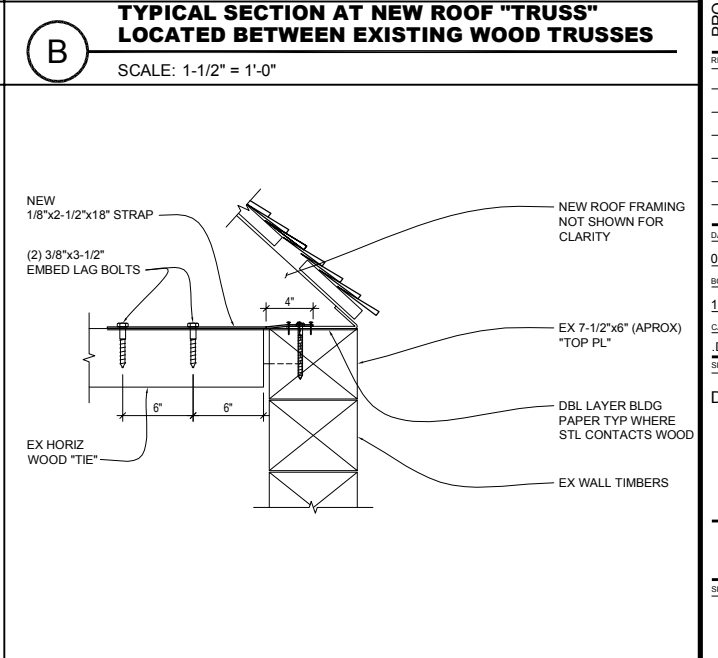
B TYPICAL SECTION AT NEW ROOF \"TRUSS\" LOCATED BETWEEN EXISTING WOOD TRUSSES
SCALE: 1-1/2" = 1'-0"



G END WALL \"TOP\" PLATE DETAIL
SCALE: 1-1/2" = 1'-0"



D TYPICAL DETAIL AT EXISTING WOOD POST
SCALE: 1-1/2" = 1'-0"



A TYPICAL DETAIL AT EXISTING HORIZONTAL TIE
SCALE: 1-1/2" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 05.31.13
BCRA NO: 13049
CADD FILE:
DWG:
SHEET TITLE:

DRAFT 12 June 19, 2013

8.31 PREVENTING NEGLECT OF HISTORIC PROPERTIES

8.31.010 Intent and Purpose

The City finds that the protection, enhancement, perpetuation, and continued use of historically significant properties located within the City are important in the interests of the prosperity, civic pride, and the ecological and general welfare of its citizens. The City further finds that the economic, cultural, and visual standing of the City cannot be maintained or enhanced by disregarding the heritage of the City or by allowing the destruction, defacement, and neglect of iconic historic and cultural assets; and that the neglect and deterioration of such assets is harmful to the entire community. It is therefore the intent of the City Council to protect the general welfare by establishing efficient administrative procedures to prevent the owner's failure to maintain a historically designated property such that it deteriorates to the extent that the only option to abate the health and safety risks caused by such deterioration is demolition, commonly known as "demolition by neglect".

8.31.020 Neglect of Historic Properties is a Public Nuisance

Neglect of a historic property as defined by this chapter is a detriment to the health, safety, and welfare of the public, and is therefore declared to be a public nuisance.

8.31.020 Scope and Applicability

The provisions of this chapter apply to all properties individually listed on the Tacoma Register of Historic Places and the National Register of Historic Places, as well as to contributing properties, excluding single family residential structures, in Historic Special Review Overlay Districts and National Register Historic Districts.

8.31.030 Definitions

Where terms, phrases, and words are not defined herein, their definition shall be taken from TMC 2.01, Minimum Building and Structures Code or the Building Code as currently adopted and amended by TMC Chapter 2.02.

"City landmark" is a property that has been individually listed on the Tacoma Register of Historic Places, or that is a contributing property within a Historic Special Review District as defined in Chapter 13.07 of the Tacoma Municipal Code.

"Contributing property" means a property within a historic or conservation district which is included in the district building inventory as "contributing" as adopted by the Landmarks Preservation Commission.

"Historic Special Review District" means an Overlay Zone with a concentration of historic resources that has been found to meet the criteria for designation as a Historic Special Review District under the provisions of this chapter and has been so designated by City Council.

"Owner" means any person, including any natural person, joint venture, partnership, association, club, company, corporation, business trust, or organization, or the manager, lessee, agent, officer, or employee of any of them, having any interest in the real estate in question as indicated in the records of

the office of the Pierce County Assessor, or who establishes, under this chapter, his or her ownership interest therein.

8.31.040 Neglected Historic Properties

The following items are evidence that a building(s) or structure(s) is a “neglected historic property” in violation of this chapter, include are not limited to:

- A. Unstable, insecure or improperly attached architectural elements such as veneers, cornices, belt courses, corbels, trim, wall facing and similar decorative elements or parts that may fall and cause injury to persons or property.
- B. Deteriorated, cracking, failing or otherwise inadequate foundation or one that is not properly anchored or is unable to support loads.
- C. Deteriorated or defective flooring or floor supports that causes leaning, sagging, splitting, listing, buckling, or are otherwise insufficient to carry imposed loads or are not properly anchored.
- D. Deteriorated or defective walls, partitions or supports that cause leaning, sagging, splitting, listing, buckling, or are otherwise insufficient to carry imposed loads or are not properly anchored.
- E. Ceilings, roofs, ceiling or roof supports, or other horizontal members which sag, split, or buckle due to defect or deterioration or are insufficient to support the imposed loads.
- F. Deteriorated or defective chimneys, smokestacks or fireplaces or other appurtenances that cause leaning, sagging, splitting, listing, buckling, or are of insufficient size or strength to carry the imposed loads or are not properly anchored.
- G. Deteriorated, crumbling, or loose exterior stucco, plaster, or mortar, or loose or unstable masonry.
- H. Broken, missing, or rotted roofing materials or roof components, window glass, sashes, or frames, or exterior doors or door frames.
- I. Any fault, defect, or condition in the structure which renders it structurally unsafe or unstable.
- J. Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering or holes in weather protection.
- K. Other visible signs of exterior deterioration that has a detrimental effect upon the character of the building.
- L. Deterioration or improper anchorage of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
- M. Rotting, holes, and other forms of decay, including vegetation growing from or on structures.
- N. Other deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.
- O. Open or unsecured vacant building that is accessible to trespass or evidence of unlawful human occupation.
- P. Other conditions causing deterioration of “character defining features” on the historic property, which may cause the building to lose its historic significance.

8.31.050 Penalties and Enforcement

When the City determines that a neglected historic property exists within the City, it may:

- A. Send a Notice of Violation and Abatement to the owner of the property, in accordance with TMC 8.30.090 and seek civil penalties pursuant to TMC 8.30.090, or abatement pursuant to TMC 8.30.110.
- B. Enter and repair or correct any conditions that threaten the integrity of the building, including failing weather protection, structural instability, failing masonry, or architectural elements in danger of falling off, pursuant to abatement procedures in TMC 8.30.110, Abatement process, and in accordance with the requirements for design review TMC 13.05.047.
- C. For historic buildings that may be considered unfit according to RCW 35.80, the City may initiate the dangerous building procedures pursuant to TMC 2.01.060 or the City may initiate eminent domain procedures in accordance with 35.80A.

8.31.060 Emergencies

If a City Landmark is damaged and the Building Official determines that the Landmark will suffer additional damage without immediate repair, the Historic Preservation Officer may act on behalf of the Landmarks Preservation Commission to work with the Building Official to authorize the property owner, or applicant on behalf of the property owner, to temporarily protect the Landmark pursuant to 13.05.049.C.



City of Tacoma
Landmarks Preservation Commission

June 26, 2013

Jack C. Wilson
Executive Director
Metro Parks Tacoma
4202 S 19th Street
Tacoma, WA 98405

Dear Mr. Wilson:

I am please to write this letter on behalf of the Landmarks Preservation Commission in support for the forthcoming proposal to name the future park on the Metro Parks property adjoining the Tacoma Yacht Club, which is currently unnamed but commonly referred to as Peninsula Park, in honor of native Tacoman and world-renowned author, Frank Herbert.

Our support of this honor is based on his significant contribution to literature, the lack of any other official recognition for him within the city, and his vocal concern for the environmental well-being of the city. We find it fitting that this future park location, once the dumping ground for tons of toxic mining slag from smelter operations, is located on the site that inspired Herbert to raise public awareness of the dangers of industrial pollution in his writing.

I thank you for your consideration and look forward to future discussions on this proposal.

Sincerely,

Kenneth J. House
Chair