

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 (REVISED)

Landmarks Preservation Commission

Planning and Development Services Department

Date: August 28, 2013
Location: 747 Market , Tacoma Municipal Bldg, Room 248
Time: 5:30 p.m.

LPC 62/13

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
- C. Administrative Approvals (8/8/13 through 8/21/13)
 - i. 1015 N 11th (Heat pump) Type 2, 8/19/13
 - ii. 1509 N 10th (Window) Type 1, 8/20/13

3. DESIGN REVIEW

- | | | |
|--|-------------------|------|
| A. 524 N K Street (North Slope Historic District)
<i>Exterior renovations</i> | Jeff Fraychineaud | 10 m |
| B. 1101 Fawcett Avenue (Sunset Telephone and Telegraph Company)
<i>Building identity sign</i> | Barry Wallis | 10 m |

4. BOARD BRIEFING

- | | | |
|---|-------|------|
| A. 625 Commerce Street (Old City Hall, Old City Hall Historic District)
<i>Enforcement action update</i> | Staff | 15 m |
|---|-------|------|

5. BOARD BUSINESS/PRESERVATION PLANNING**6. CHAIR COMMENTS**

Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: September 11, 2013, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 5:30 p.m.

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Floor 3, or online at <http://tacomaculture.org/historic/resources.asp>. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.



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Landmarks Preservation Commission

Planning & Development Services Department



STAFF REPORT

LPC61/13

August 28, 2013

DESIGN REVIEW

AGENDA ITEM 3A: 524 N K Street (North Slope Historic District) – Exterior renovations

Jeff Fraychineaud, owner

BACKGROUND

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

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.

Committee Recommendation

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.

AGENDA ITEM 3B: 1101 Fawcett Avenue (Sunset Telephone and Telegraph Company) – Sign

Barry Wallis, owner

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.

Landmarks Preservation Commission

Planning and Development Services Department

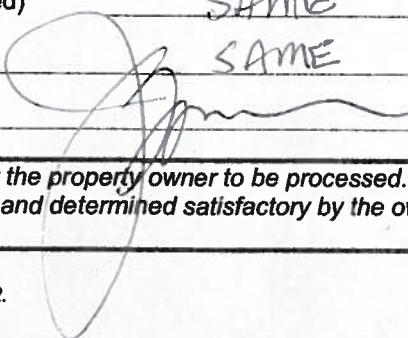


747 Market Street ♦ Room 1036 ♦ Tacoma WA 98402-3793 ♦ 253.591.5220

APPLICATION FOR DESIGN REVIEW COMMERCIAL AND MULTIFAMILY

Please include ALL of the following information with your application. Insufficient application materials will result in a delay in processing of your application. If you have any question regarding application requirements, or regulations and standards for historic buildings and districts, please call the Historic Preservation Officer at 253.591.5220.

PART 1: PROPERTY INFORMATION

Building/Property Name	HANKS BAR + GRILL		
Building/Property Address	524 NORTH K ST.		
Landmark or Conservation District	NORTH SLOPE		
Applicant's Name	JEFF FRAYCHINEAU		
Applicant's Address (if different than above)	SAME		
Applicant's Phone	(253) 495-3060	Applicant's Email	jhFraych@comcast.net
Property Owner's Name (printed)	SAME		
Property Owner's Address	SAME		
Property Owner's Signature			

*Application must be signed by the property owner to be processed. By signing this application, owner confirms that the application has been reviewed and determined satisfactory by the owner.

APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost:

30 K

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

\$925.00 CK #9659

8/7/13

The Landmarks Preservation Commission (LPC) is the designated review board to approve or deny proposed changes to designated historic buildings and districts. Review criteria are available at the Planning and Development Services Department (253) 591-5220 and on the city website. Information on standards and guidelines can be found in Tacoma Municipal Code 1.42 (Landmarks Preservation Commission) and 13.07 (Special Review Districts).

PART 2: INSTRUCTIONS

New Fee Schedule for 2013

On December 18, 2012, City Council approved a new general services fee schedule that includes new fees for design review and demolition review of historic buildings (Res. No. 38588). The new fees are as follows:

Estimated project cost	Application Fee
\$0 – 5000	\$175
PROJECTS UNDER \$1 MILLION	
Each additional \$1000	\$30
Maximum fee per review	\$2000
Application for Demolition	\$1500
PROJECTS OVER \$1 MILLION	
Minimum fee	\$3000
Each additional \$10,000	\$10
Maximum fee	\$4000

General Tips for Modifications to Historic Buildings

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

General Steps for Submitting Applications

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

Historic Preservation Officer OR **Email form to:**
747 Market Street, Room 1036
Tacoma, WA 98402-3793

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

PART 3: PROJECT SCOPE AND DESCRIPTION

Please use the space below to describe the project. Attach additional pages if necessary. All proposed changes must be included in this description. Please see NARRATIVE DESCRIPTION CHECKLIST (next page).

- replace existing vinyl windows with aluminum clad wood windows of a more appropriate size; spaced to provide a more symmetrical appearance.
- reside with concrete comp lap siding to match the remainder of building.
- install sign on corner of building
- re-locate entrance to bar.

Landmarks Preservation Commission
Application for Design Review

Page 4 of 5

PART 4: APPLICATION CHECKLIST (For sign or awning applications, please go to PART 5).

General Requirements



Twenty copies of the application and all supporting documents for distribution



Property owner/manager consent



Check here to certify that you have contacted the Permit Counter to resolve any potential code or zoning issues with your project.



Check here to certify that there are NO PENDING APPLICATIONS FOR A VARIANCE related to this application. If there are any pending variances related to this application, you MUST notify the Historic Preservation Office.

Narrative Description Checklist



General overview of project, including quantities and dimensions of elements such as signs (i.e. "one proposed 24 X 60" sign, with 12" extruded plastic letters, to be located on the south façade sign band...)



LIST of features to be removed, replaced or added (*if application includes removal or replacement of material*)



Specification or product sheets for materials and finishes, if applicable



Program of work for large-scale or complex projects, if applicable (i.e. scope of work for masonry restoration and cleaning)

Attachments

Plans and graphics submitted for permitting may be used for Landmarks Review if materials, products and finishes are clearly indicated on the plans.



Site plan/locational map INCLUDING adjacent buildings and streets (for any additions or new construction). Note that Building and Land Use Services also often requires a site plan for a Building Permit. See *Information Sheet B1 Site Plans* (available at the Permit Counter).



MEASURED floor plans, CLEARLY identifying new and existing features (if applicable)



MEASURED elevations, CLEARLY identifying new and existing features



Details of method(s) of attachment for signs, awnings and canopies (if applicable)



COLOR photographs of existing conditions (digital is fine as long as it is clear)

Other Requirements



Material and hardware samples (in some cases specification or cut sheets may suffice)



True color paint and/or finish samples, where required by ordinance

Landmarks Preservation Commission
Application for Design Review

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Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS

Instructions for Signs and Awning Applicants

Please include the following with your application:

- Twenty copies of the application cover sheet and narrative description (pages 1 and 2 of this form)
- Twenty copies of supporting attachments
- Graphic rendering of proposed sign (to scale with dimensions indicated, and including any conduits)
- Photograph of existing building
- Details of attachment
- Single set of material samples (if necessary)

Please answer the following questions (if applicable):

1. Are there existing signs on the building? _____
2. If so, will they be removed or relocated? _____
3. Sign Material _____
4. Sign Dimensions _____
5. Logo or typeface and letter size _____
6. Lighting Specifications _____
7. Describe the method of attachment and underlying material _____

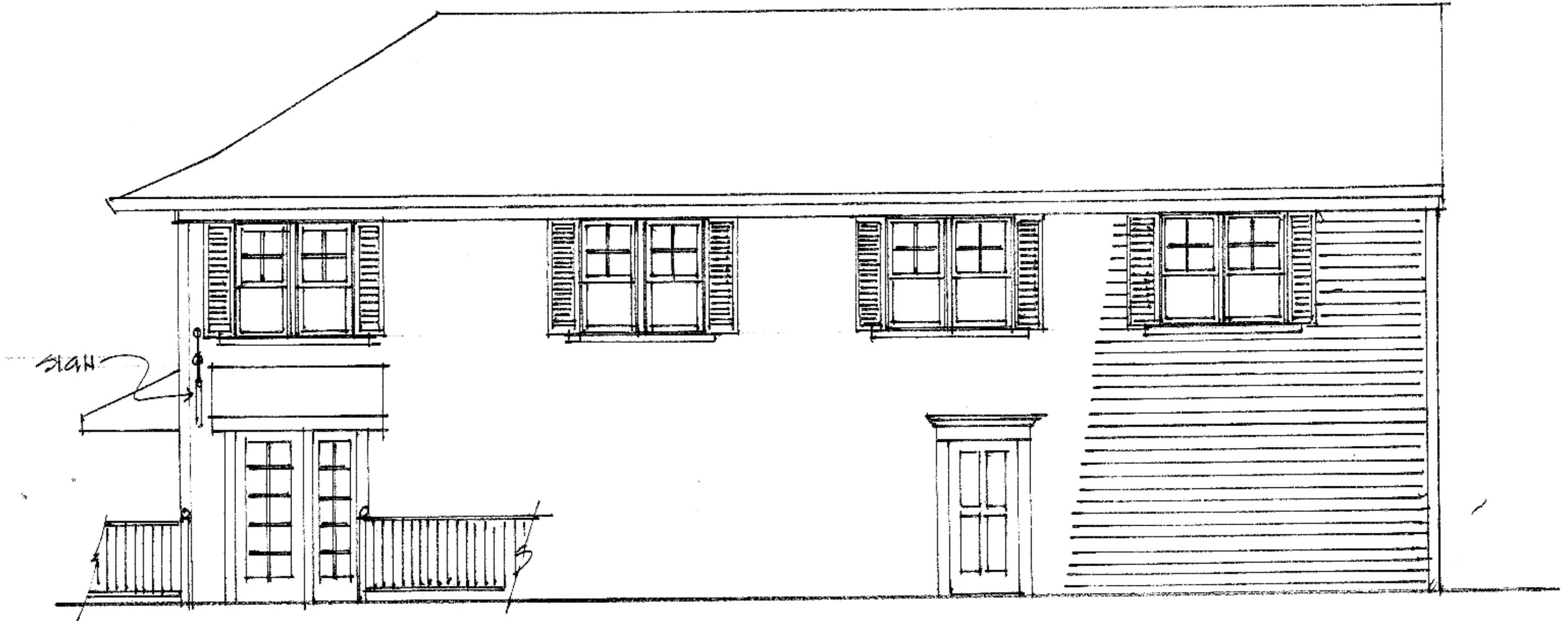






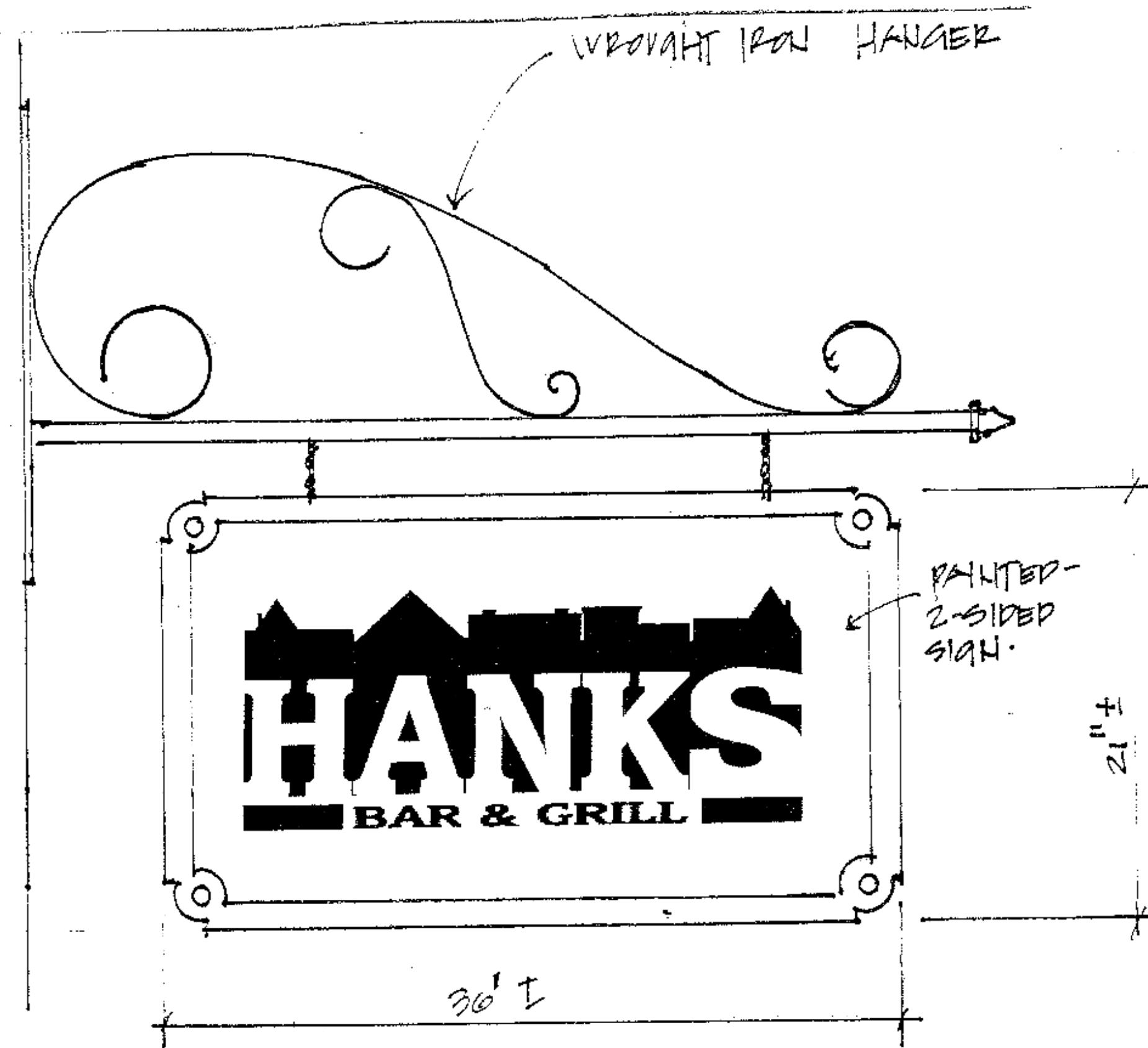
EAST ELEVATION - HANK'S

524 N K Street



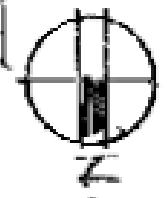
NORTH ELEVATION

524 N K Street

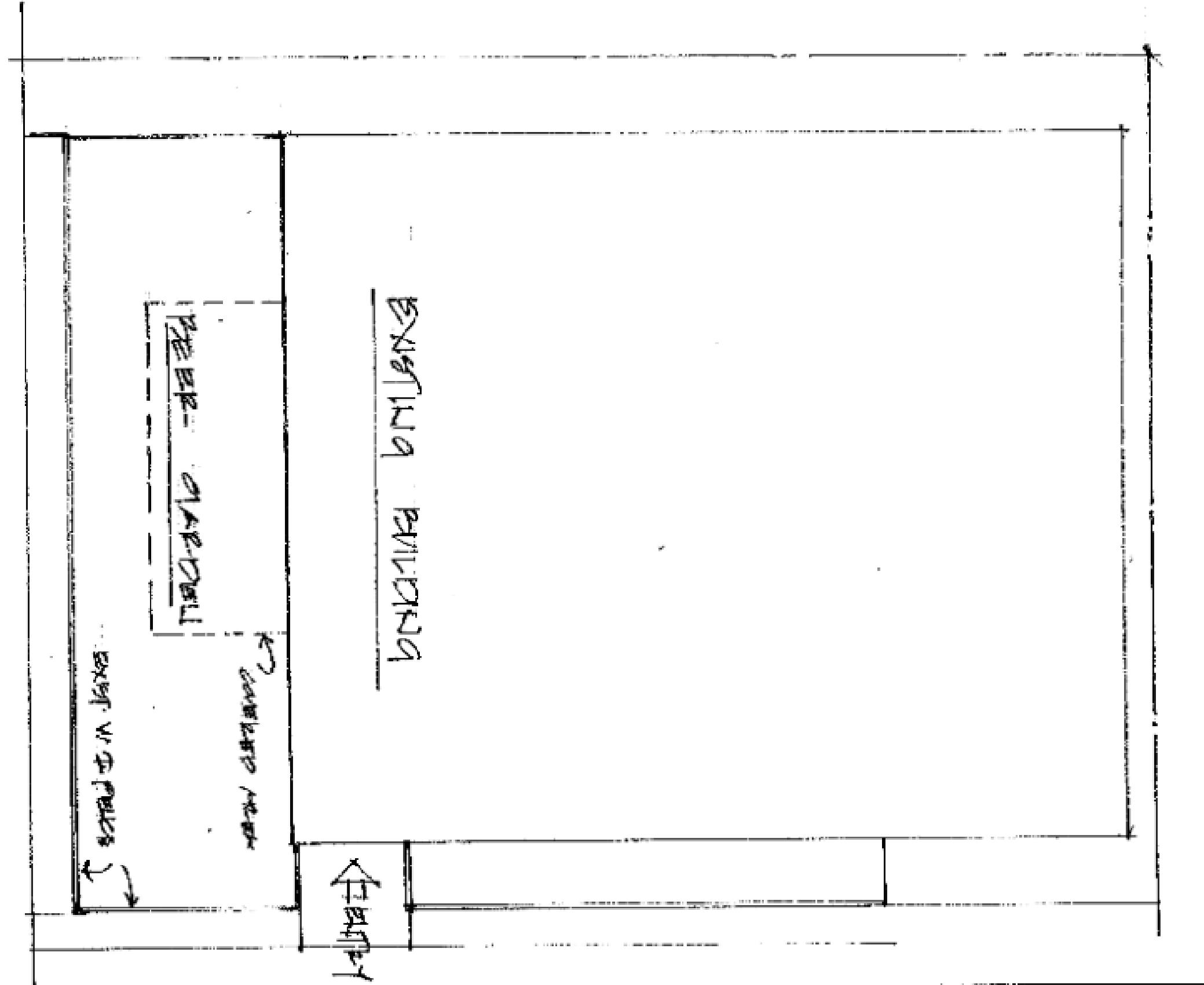


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524 N K Street



524 N K Street
Washington D.C.



524 N K Street

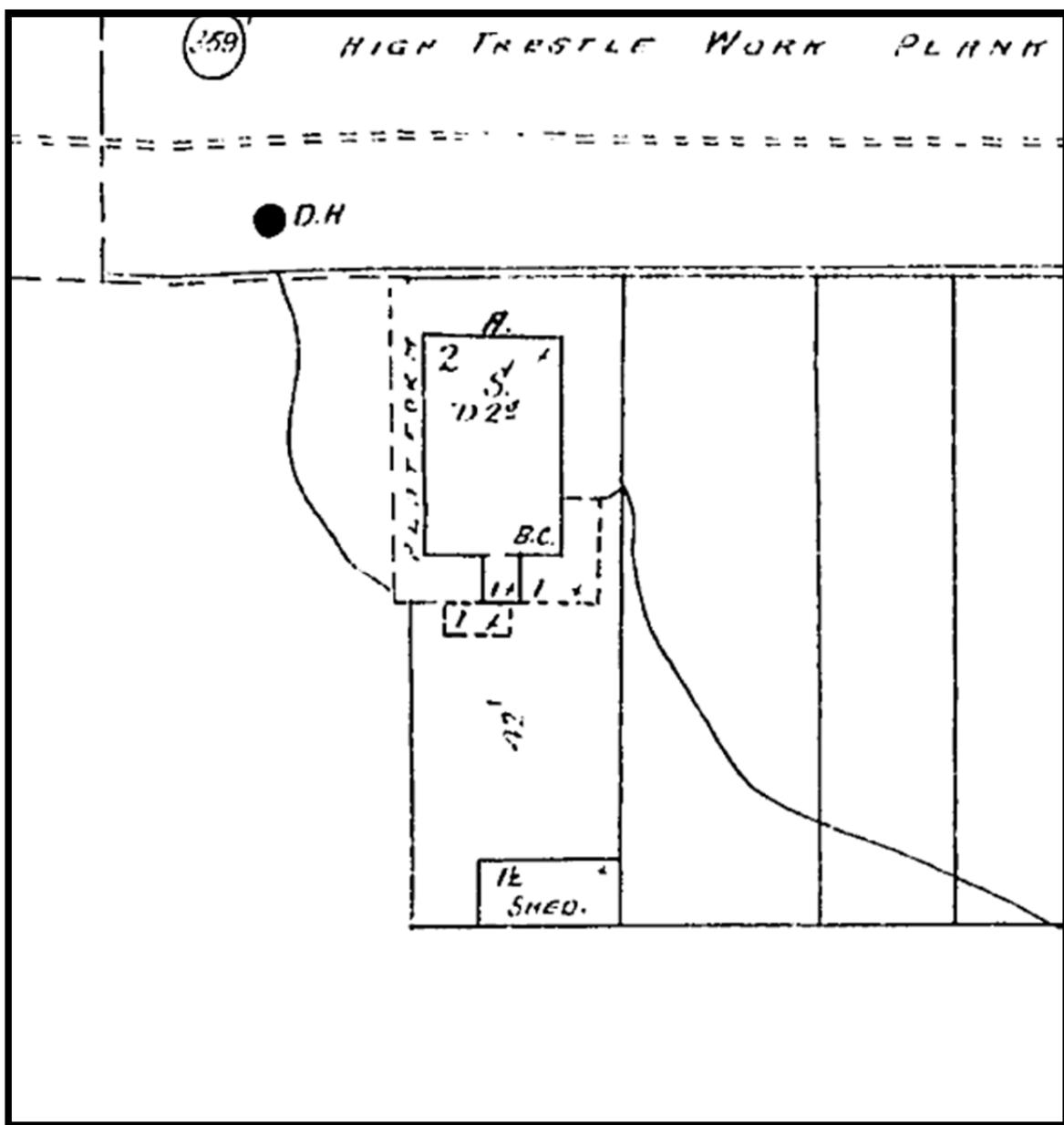
524 N K Street "Hanks Tavern"

1977



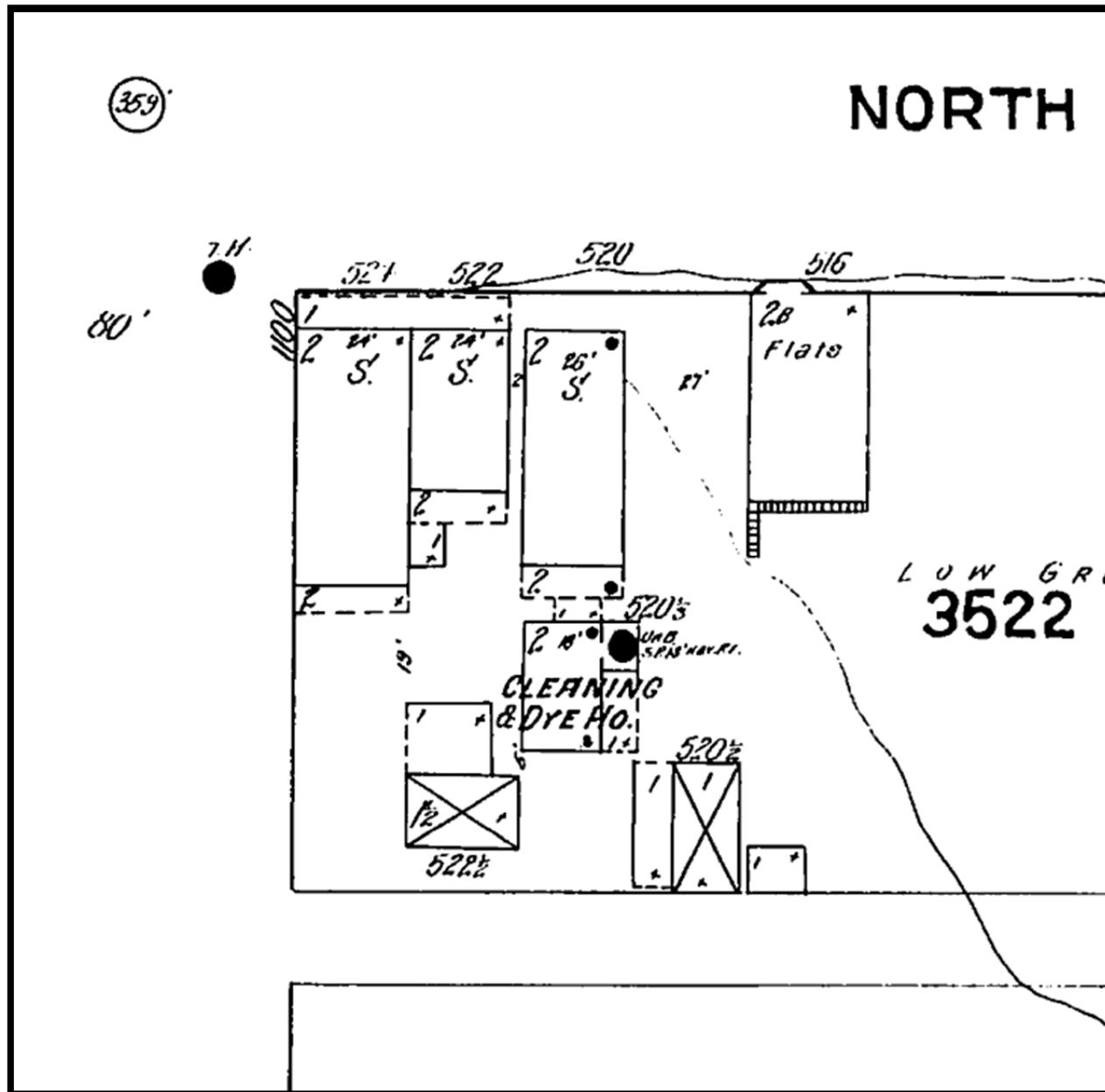
524 N K Street, "Drew & Co. Grocers" – likely a previous building

1896



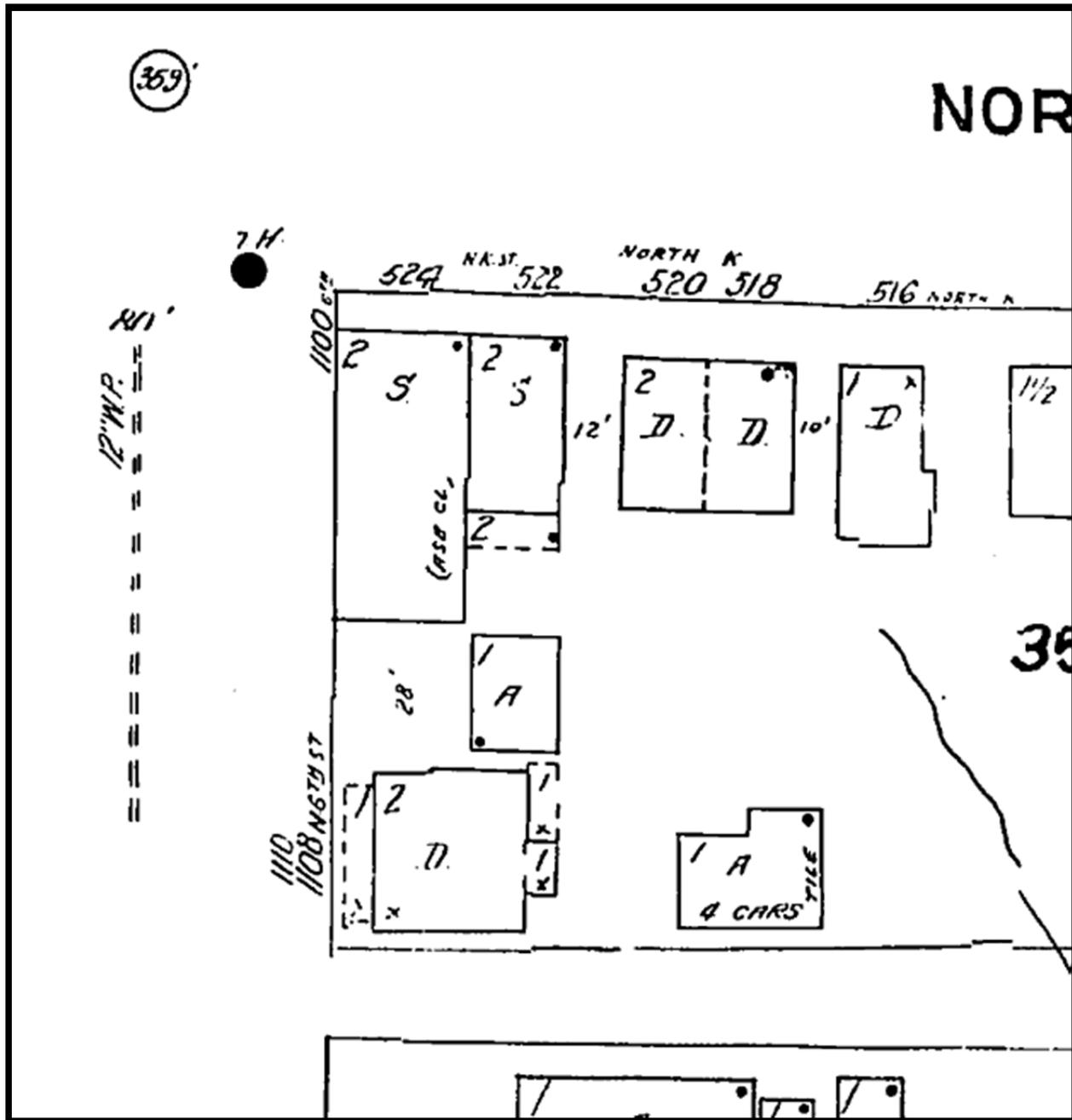
524 N K Street

1912



524 N K Street

1912-1950



Landmarks Preservation Commission

Planning and Development Services Department



747 Market Street ♦ Room 1036 ♦ Tacoma WA 98402-3793 ♦ 253.591.5220

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PART 1: PROPERTY INFORMATION

Building/Property Name	Wallis Law Building / Sunset Telephone & Telegraph Co.		
Building/Property Address	1101 Fawcett Avenue, Tacoma WA 98402		
Landmark or Conservation District	N/A		
Applicant's Name	Barry Wallis		
Applicant's Address (if different than above)			
Applicant's Phone	253-272-1245	Applicant's Email	Barry@WallisLawFirm.com
Property Owner's Name (printed)	Barry Wallis		
Property Owner's Address	1101 Fawcett Avenue, Tacoma WA 98402		
Property Owner's Signature			

*Application must be signed by the property owner to be processed. By signing this application, owner confirms that the application has been reviewed and determined satisfactory by the owner.

APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost: **\$14,000**

Application fee enclosed (please make payable to City of Tacoma): **\$445.00**

Applicant will pay fee at permit counter.

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Landmarks Preservation Commission

Application for Design Review

Page 2 of 4

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PART 3: PROJECT SCOPE AND DESCRIPTION

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One proposed exterior 96" x 16" x 1.5" wall sign to be located over the public entrance on the west brick façade of the building (Please see Attachment A for photo showing the location of sign on west façade of building). The proposed sign is made out of Buckingham Virginia Slate by the John Stevens Shop in Newport, Rhode Island, a family owned business that has been in existence since the 1700's. The gilded lettering is carved into the slate piece which weighs 225 lbs. (Please see Attachment B for a photo of the sign.) The sign will be without illumination and back lighting.

Steel brackets and pins are being manufactured specifically for the installation of the proposed sign to the building. The brackets and pins will be painted black to lessen their visual impact. The steel pins will be drilled into the wall 8 – 10" to secure the brackets and sign to the building. The pin diameter will be no less than $\frac{1}{2}$ ". Please see Attachment C for further installation details.

Two existing exterior wall signs are located on the east façade of the building and will not be removed on the building at this time. Please see Attachment D for photo of the existing signs.

Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS

Instructions for Signs and Awning Applicants

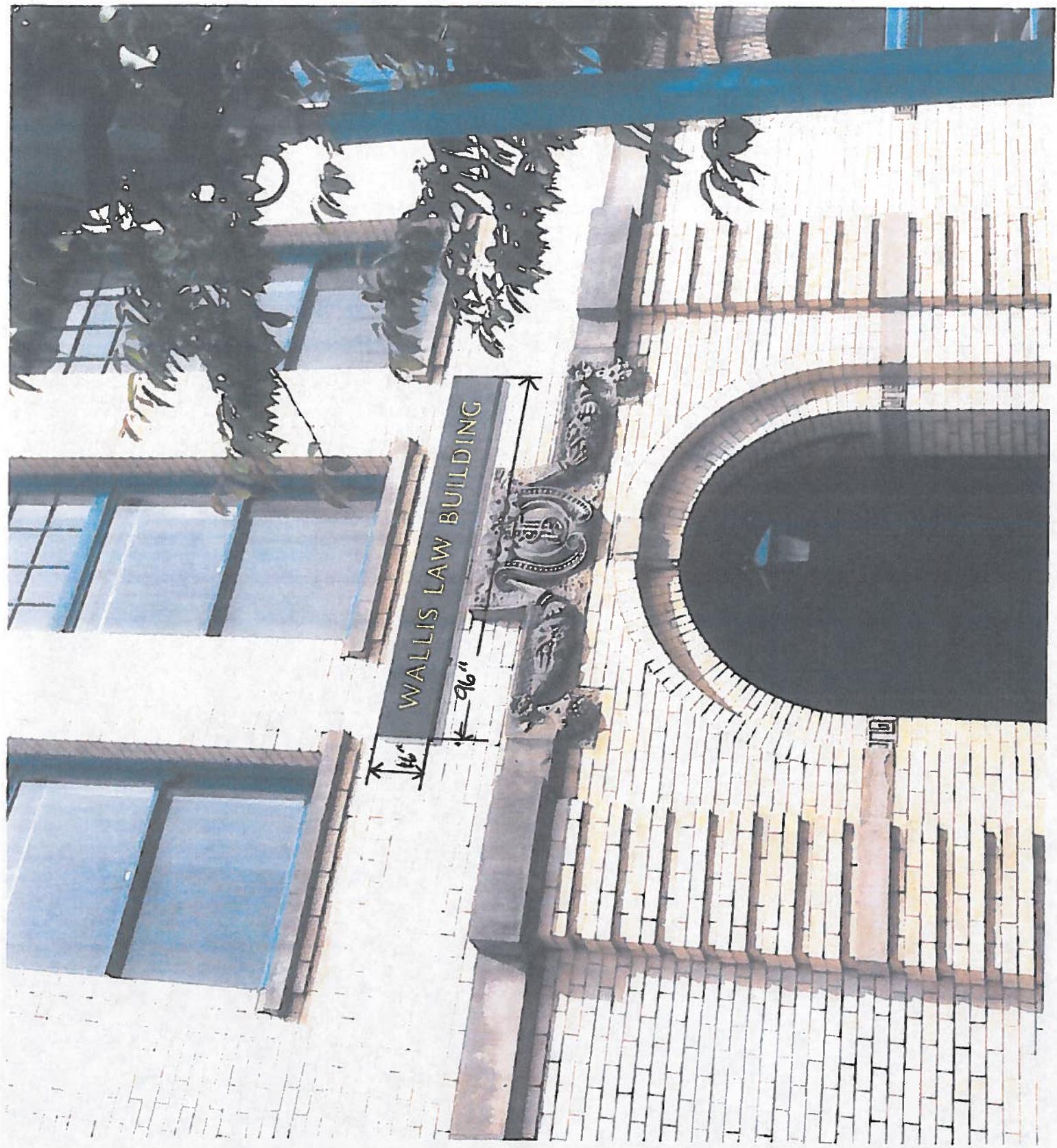
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- Photograph of existing building
- Details of attachment
- Single set of material samples (if necessary)

Please answer the following questions (if applicable):

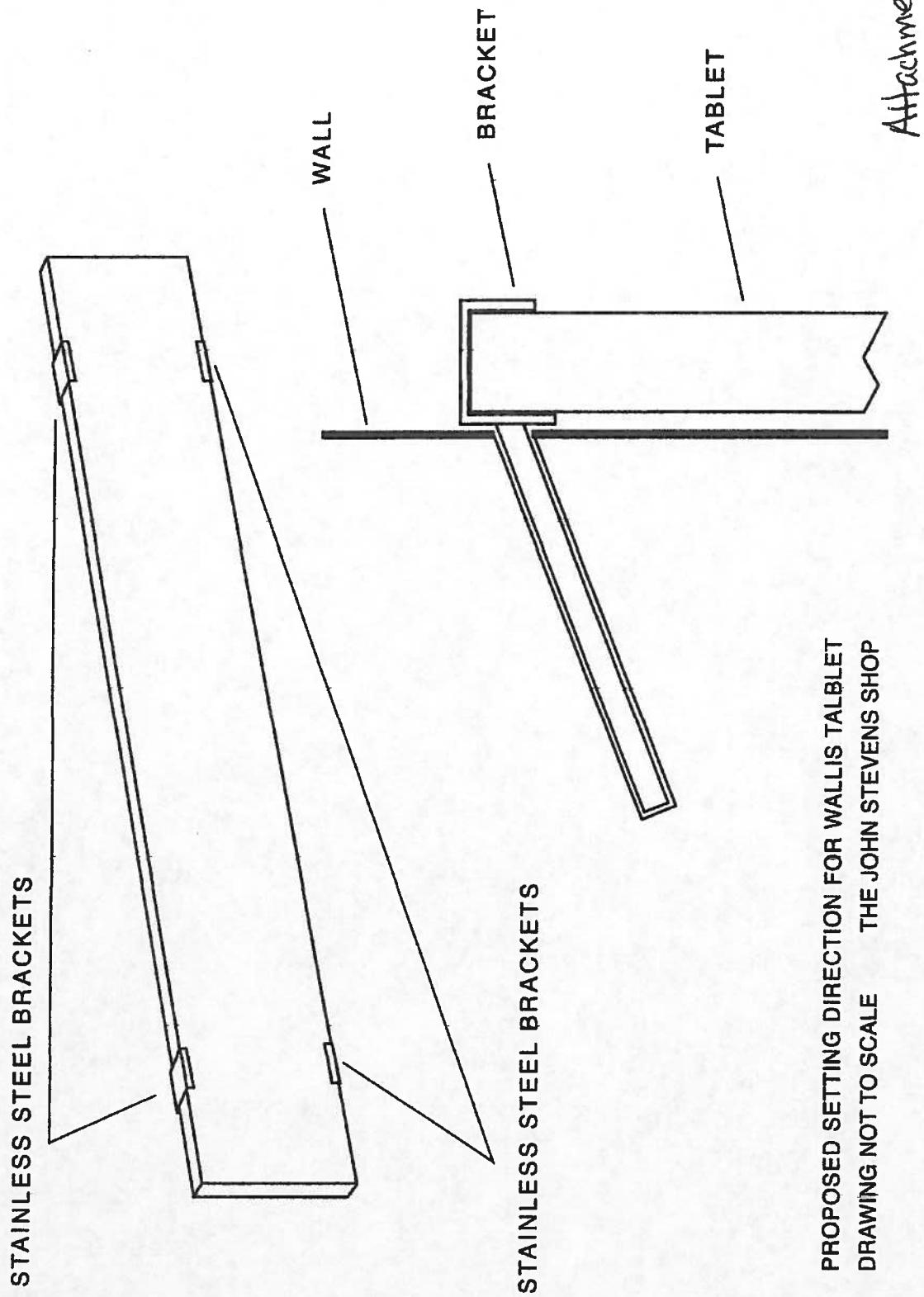
1. Are there existing signs on the building?	<u>Yes, there are exterior wall signs on the east facade</u>
2. If so, will they be removed or relocated?	<u>No</u>
3. Sign Material	<u>Buckingham Virginia Slate</u>
4. Sign Dimensions	<u>96" x 16" x 1.5" / 225 lbs weight</u>
5. Logo or typeface and letter size	<u>Typeface is site specific font titled "B. Wallis"; closest commercial equivalent is typeface "Trajan". Letter height is 4-5/8th inches; line of lettering is 81 inches. See Attachment E for sign area and lettering details.</u>
6. Lighting Specifications	<u>N/A</u>
7. Describe the method of attachment and underlying material	<u>The sign will attached to the brick wall with steel brackets and pins manufactured specifically for this sign. See Attachment C for further installation details.</u>

Attachment
"A"





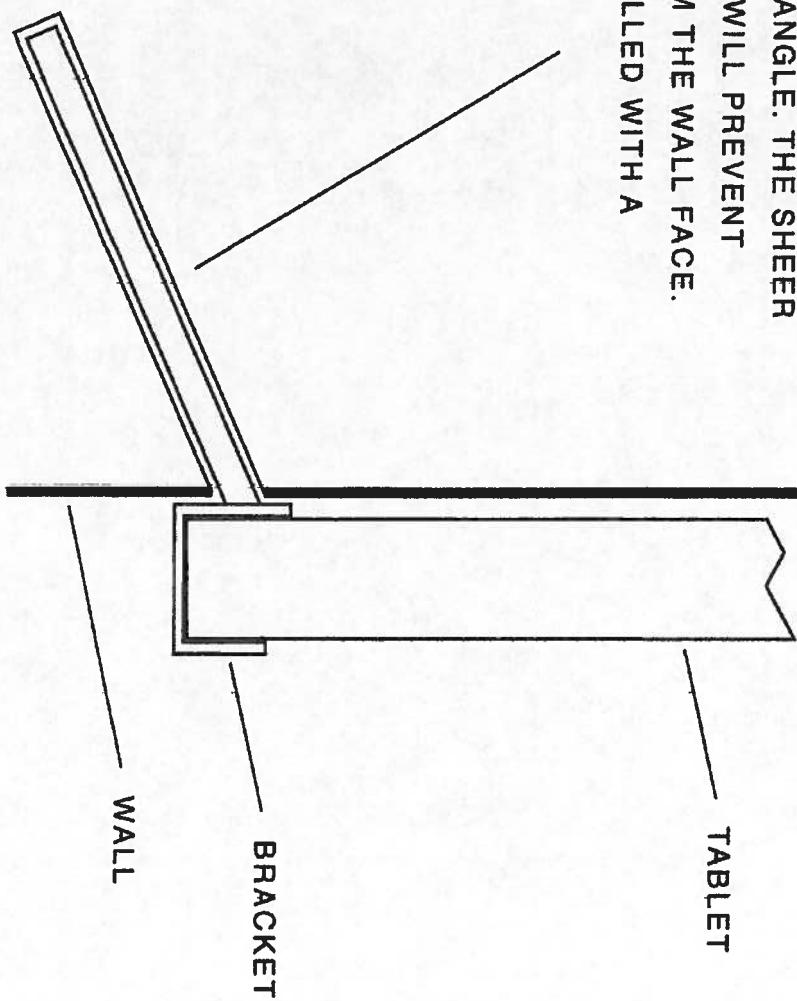
Attachment "B"



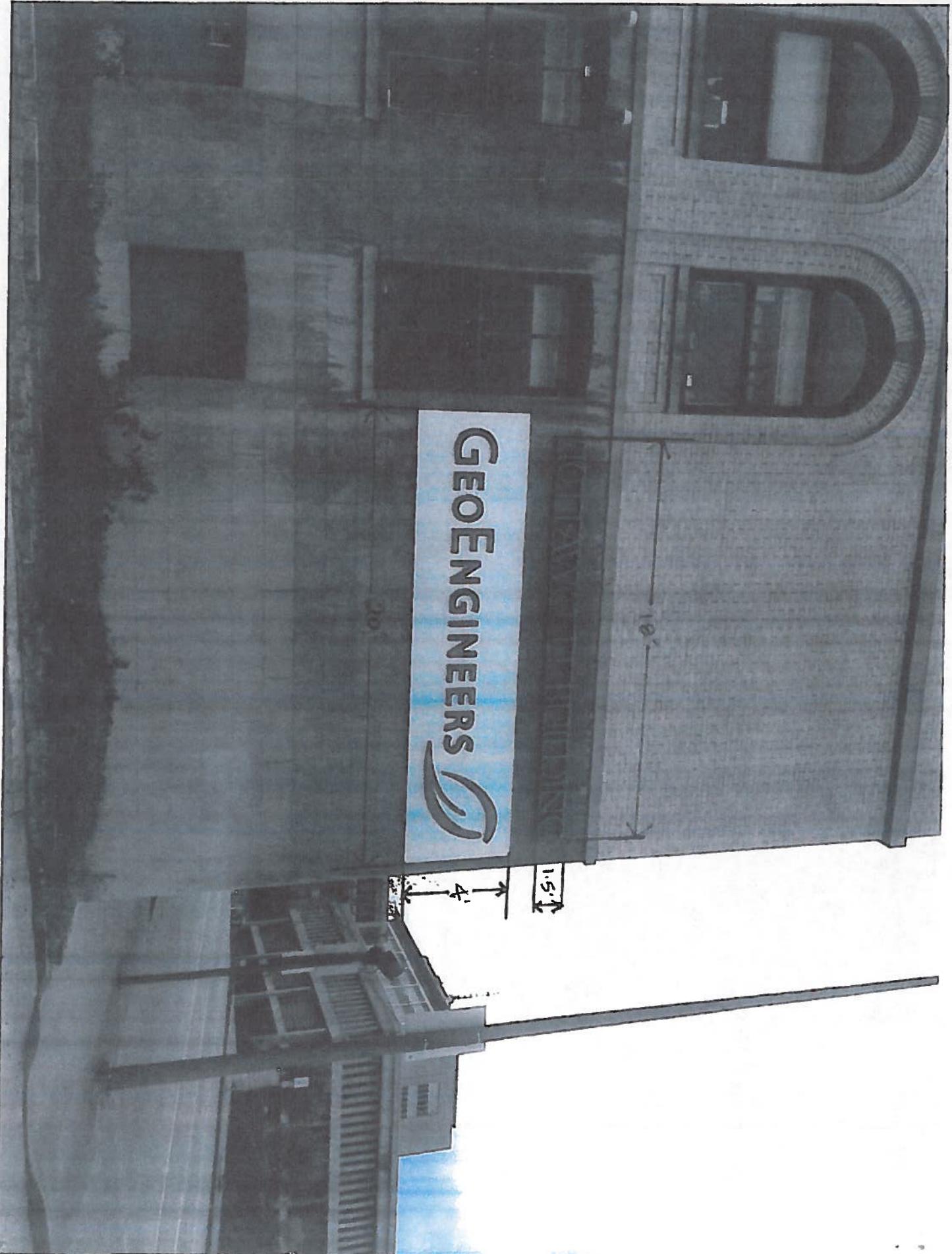
PROPOSED SETTING DIRECTION FOR WALLIS TABLET
DRAWING NOT TO SCALE THE JOHN STEVENS SHOP

Attachment "C"

ALL BRACKET PINS SHOULD BE WELDED AT
THE SAME DOWNWARD ANGLE. THE SHEER
FORCE OF THE TABLET WILL PREVENT
MOVEMENT AWAY FROM THE WALL FACE.
ALL HOLES MUST BE FILLED WITH A
MASONRY EPOXY.



PROPOSED SETTING DIRECTION FOR WALLIS TABLET
DRAWING NOT TO SCALE THE JOHN STEVENS SHOP



Attachment "D"

WALLIS LAW BUILDING SIGN • V-CARVED BUCKINGHAM VIRGINIA SLATE WITH GILDED LETTERING • THE JOHN STEVENS SHOP

Attachment "E"

