Agenda

Landmarks Preservation Commission
Planning and Development Services Department

Date: October 9, 2013
Location: 747 Market , Tacoma Municipal Bldg, Room 248
Time: 5:30 p.m.

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 (9/19-10/9/13)
   i. 615 N I Street (porch steps)
   ii. 1224 N I Street (structural repair existing stair)
   iii. 807 N Cushman (exterior work, hand rail)
   iv. 1215 N K Street (deck)

3. DESIGN REVIEW

A. **625 Commerce Street (Old City Hall, Old City Hall Historic District) Jim Grady 30 m**
Roof repair

4. BOARD BRIEFING

A. **764 Broadway (Bostwick Building) Rex Nikula 15 m**
Feedback and next steps for painted storefronts

5. CHAIR COMMENTS

6. BOARD BUSINESS/PRESERVATION PLANNING

Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: October 23, 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.

Landmarks Preservation Commission
Planning & Development Services Department

STAFF REPORT October 9, 2013

DESIGN REVIEW

AGENDA ITEM 3A: Old City Hall (625 Commerce Street – Old City Hall Historic District) - Roof

Jim Grady, Old City Hall, LLC

BACKGROUND

Old City Hall, constructed in 1892, was the first property added to the Tacoma Register of Historic Places in 1974. Since 2006, the property has been vacant while the ownership has attempted to obtain financing for a rehabilitation project.

In 2010, during a severe cold snap, the sprinkler main froze and burst, flooding the interior of the building. Although the damage from the water was cleaned up and abated, several other areas of concern have emerged, including a leaking roof on the northeast tower, potentially failing masonry on the west side of the building, lack of fire protection, and other substandard conditions.

Since 2010, the building has been under a "derelict" status under the Minimum Buildings and Structures Code (TMC 2.01); recently the City elevated this to a "dangerous" status. As a result of this action, the owner and the City negotiated a stipulated agreement to address the substandard conditions in the building (attached to the Staff Report).

The first action stipulated in the agreement is roof replacement on the northeast tower of the building, which has failed and is allowing water to enter the building, raising significant concerns about long term decline. The owner has submitted the attached proposal in keeping with the agreement, in which the following is proposed:

1. Remove and store existing barrel rolled copper roof.
2. Inspect and anchor existing copper cornice/soffit ornamental elements.
3. Inspect and repair/replace as needed existing roof decking material.
4. Install Tri-Built self-sealing underlayment
5. Install metal standing-seam roof in a finish to be determined
6. Install new gutters within the existing gutter system
7. Close open soffits where material is missing with temporary measures

This work is to be executed by November 4 and completed by December 20, 2013. Within the Stipulated Agreement, the owner agrees also to present a permanent restoration plan, including repair of cornice elements, to the Landmarks Preservation Commission within three years.

The City has consulted with roof repair and building envelope specialists regarding recommendations for addressing the roof issue. There is general agreement that the existing roof, which appears to be original to the building, must be removed to address both water incursion and wind.

<u>Additional Items</u>

Staff has requested that the following information be furnished to the Commission at the October 9, 2013 meeting:

1. Profile information for the metal roof, including width between roof seams.
2. Detail drawings showing the roof/gutter junction and gutter details.
3. Drawn details of the proposed treatment for the soffit where the cornice materials are missing (how will the soffit be enclosed, including materials, profile and attachments).
4. Material samples of the proposed metal finish.
5. Additional information for documentation of the existing roof if additional pieces of the cornice must be removed.

ACTION REQUESTED
Approval of the proposal to replace the existing roof and secure the cornice materials to the building, as indicated above.

STANDARDS

The Secretary of the Interiors Standards for Rehabilitation apply. The standards "are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

ANALYSIS
1. Built in 1892-3, Old City Hall is an iconic historic building in Tacoma, listed on the National, State and Local Registers of Historic Places, in addition to being the namesake of the Old City Hall Historic District. Old City Hall was the City of Tacoma's first designated landmark.
2. As a City Landmark, exterior changes to the building require the review and approval of the Landmarks Preservation Commission prior to the work being performed or permits being issued, per TMC 13.05.047.
3. The proposed action is being undertaken under a Stipulated Agreement between the City and the property owner, as a result of an enforcement action by the City to address multiple substandard conditions present on the property, including a failed roof.
4. According to building envelop consultants, repair of the roof is not feasible, because there are multiple areas of failure, and the tiles currently on the roof are not securely attached (meaning that more loss would be anticipated in high wind events). Repair from the underside will not address water penetration through the roof and underlayment.
5. According to a report prepared for the City by Wetherholt and Associates, previously presented to the Landmarks Preservation Commission, the original roof tiles could be custom reproduced but tooling may have to be made. The cost would be estimated at 2-3 times the cost of a standing seam assembly, thus
6. The proposed seam metal roof will attempt a color match to the remaining copper. In general, faux finishes should be avoided. A color such as "weathered copper" or "dark bronze" is preferable over an artificially patinated surface.
7. Removal of the copper will be documented and the material will be stored, to allow for future restoration.
8. The ownership will address the long term design of the roof and missing cornice elements within three years as a part of the stipulated agreement.
9. The existing (remaining) copper cornice elements will be retained and secured.
10. The proposed action will address the water incursion into the building.

RECOMMENDATION
Staff recommends approval of the application as submitted, noting that 1) this approach is designed to address the ongoing issue of serious water incursion into the building, 2) based upon the input received, this represents the most economically and technically feasible approach to address the issue, and 3) materials will be salvaged and the owner has committed to returning to the Commission to discuss future restoration.

BOARD BRIEFING

AGENDA ITEM 4A: Bostwick Building (764 Broadway) – storefront painting

Rex Nikula, Reeder Management Company

BACKGROUND
Originally built in 1889, the Bostwick Building is a City Landmark. The building was added to the Tacoma Register of Historic Places in 1999 and received a Special Tax Valuation incentive for a substantial remodel that concluded in 2000.

The building achieved its current visual appearance following a significant remodel in 1924, at which time the ornate Victorian exterior was stuccoed, and the existing Philippine mahogany storefronts were added.

On September 24, staff received numerous complaints that the storefronts on the building, which were stained and varnished, were being primed and painted. Staff contacted the ownership and property management company, Reeder Management, which was unaware that there was a requirement for approval for this exterior change.

Approximately 75% of the wood storefronts on the Saint Helens side of the building have been primed and painted with an oil-based penetrating primer and acrylic paint. The color of the paint is a brown selected to match the tone and hue of the unpainted wood. According to the property manager, the ongoing maintenance (and severely weather condition) of the existing exposed wood prompted this action. While stain and clear sealant was considered, the management was advised by the painting representative that this would not address long term maintenance and that suitable products would not produce a desirable “sheen.”

At the request of staff, Mr. Nickula of Reeder Management attended the Architectural Review Committee on October 2. During this meeting he explained the rationale behind the painting and expressed concern that the removal of the paint would be very difficult.

The Committee made the following observations and recommendations:

- The mahogany wood is a character defining element of the building and was not meant to be painted
- Expert advice should be sought regarding both the feasibility of removal of the paint as well as potential sealants that would still allow the wood grain to be seen
- Potential resources might include window restoration experts or furniture refinishing experts
- The commission would like to see cost comparisons and pros/cons of different approaches to determine if painting is truly the best option
- For the primed storefronts, the owner may want to finish the painting due to the seasonal changes occurring, but if the owner elects to pursue that course of action, they should do so with the knowledge that it may have to be removed in the future
- Exploration of chemical stripping prior to mechanical stripping is recommended.

Mr. Nickula requested to be on the October 9, 2013 Landmarks meeting to continue the discussion and present additional information.

UPCOMING AGENDA ITEMS

<u>October 23</u>
Special Tax Valuation Applications
615 N I Street: railings
605 S G Street: exterior renovations
1718 Pacific Avenue: awnings

AFTER RECORDING RETURN TO:
Community Services Division
Neighborhood and Community Services Department
747 Market Street, Room 250
Tacoma, WA 98402-3769

BEFORE THE HEARING OFFICER
FOR THE CITY OF TACOMA

In the Matter of: CITY OF TACOMA vs. DANGEROUS BUILDING located at 625 Commerce Street, Tacoma, WA Tax Parcel No. 0320042007	Complaint No. 13-7 **STIPULATED AGREEMENT AND ORDER**

THIS MATTER came on for hearing before the City of Tacoma's Hearing Officer on September 18, 2013 at the request of the City of Tacoma (hereinafter City). The City was represented by Debra Casparian, Deputy City Attorney. The owner of the property located at 625 Commerce Street, Old City Hall LLC, was represented by counsel, but waived appearance in light of the instant stipulation.

The parties have agreed to the following findings and conclusions:

1. Old City Hall, LLC, a Washington limited liability company, is the owner of the real property and improvements at 625 Commerce Street, Tacoma, WA (the "Property"), Pierce County Assessor Tax Parcel No. 0320042007).

2. The structure located on the Property has previously been classified as Derelict by the City of Tacoma under City of Tacoma's Minimum Building and Structures Code, TMC §2.01.060.

3. The legal description of the Property is as follows:

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER IN SECTION 04, TOWNSHIP 20 NORTH, RANGE 03 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON AND PORTIONS OF CLIFF AVENUE, COMMERCE STREET, PACIFIC AVENUE AND SEVENTH STREET MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT MARKING THE INTERSECTION OF PACIFIC AVENUE AND NINTH STREET; THENCE NORTH 00 DEGREES 02 MINUTES 04 SECONDS WEST ALONG THE CENTER LINE OF SAID PACIFIC AVENUE 685.10 FEET TO THE MONUMENT MARKING THE INTERSECTION OF PACIFIC AVENUE AND SEVENTH STREET; THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 04 SECONDS WEST 40 FEET; THENCE WEST 50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 02 MINUTES 04 SECONDS EAST 1.60 FEET; THENCE WEST PARALLEL TO THE CENTER LINE OF SEVENTH STREET 30 FEET; THENCE SOUTH 1.50 FEET; THENCE WEST 21.42 FEET; THENCE SOUTH 7.98 FEET; THENCE WEST 26.52 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 50 SECONDS WEST 7.62 FEET; THENCE WEST 24.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST PARALLEL TO THE CENTER LINE OF COMMERCE STREET 3.46 FEET; THENCE WEST 8.22 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST 134.22 FEET; THENCE NORTH 75 DEGREES 47 MINUTES 53 SECONDS EAST 88.06 FEET; THENCE SOUTH 15 DEGREES 32 MINUTES 04 SECONDS EAST 156.96 FEET; THENCE SOUTH 74 DEGREES 27 MINUTES 56 SECONDS WEST 17.16 FEET TO THE POINT OF BEGINNING.

4. Pursuant to TMC §2.01.060.G, on July 26, 2013, the City sent a Dangerous Building letter to Old City Hall LLC.

5. Based on this Stipulation and Order, and pursuant to Tacoma Municipal Code (TMC) 2.01.060 and RCW 35.80.030, the City is authorized to enter in the building for purposes of ensuring compliance with this Stipulation and further the City has the authority to assess costs as provided herein.

6. Pursuant to TMC §2.01.060.G, on September 6, 2013 the City recorded and later served on the Property owner a Dangerous Building Complaint which included multiple violations listed in Tacoma Municipal Code §2.01.060 Table E thereby qualifying the structure as a dangerous building. The Dangerous Building Complaint is hereby incorporated by reference as if set forth fully herein

7. The Hearing Officer has authority to issue an order providing specific instruction on whether a building or structure is to be demolished or repaired and a time frame for doing so. See Tacoma Municipal Code §2.01.060.G.8.

8. The purpose of this stipulation is to permit the owner the opportunity to rectify several of the conditions which are posing a more immediate risk to public health, safety and welfare. This stipulated order therefore applies primarily to: (1) the exterior masonry of the building, including the repair of bricks on the chimney of the building, as outlined in D-2 of the Dangerous Building Complaint, (2) replacement of the roof and necessary weather protection elements, as outlined in D-6 of the Dangerous Building Complaint; (3) the fire sprinkler and fire alarm systems, as outlined in D-8 of the Dangerous Building Complaint; and (4) any electrical violations as outlined in D-4 of the Dangerous Building Complaint which are necessary to maintaining the heat, fire, and sprinkler systems. See Paragraph 10 herein for additional details. This stipulated order is also intended to address less time-sensitive issues, as outlined in Paragraph 9, that will be addressed as redevelopment occurs.

9. The City agrees that the following items can be completed on a more flexible timetable as part of an overall redevelopment plan:

(a) All remaining violations outlined in D-2 of the Dangerous Building Complaint related to the exterior of the building. As part of this item, in connection with redevelopment, Old City Hall LLC shall submit an engineering report as to the structural integrity of the brick face and the brick mortar of the entire building façade in accordance with the timeline outlined in Section 10
(b) All remaining violations outlined in D-3 of the Dangerous Building Complaint related to interior conditions,
(c) All remaining violations outlined in D-4 relating to electrical equipment,
(d) Violations in D-5 of the Dangerous Building Complaint related to the floor assembly,
(e) Violations in D-7 of the Dangerous Building Complaint related to sanitation facilities, except capping of sewer lines, and
(f) D-9 of the Dangerous Building Complaint related to rodent infestation,

provided, however, that all permit applications are submitted within 3 years of the date of this Stipulation and Order, and further that all the remaining violations outlined in the Dangerous Building Complaint are completed within 5 years of the date of this Stipulation and Order.

10. Old City Hall, LLC, as the owner of the Property, has committed to replacing the roof and making other repairs consistent with the timeline below. If Old City Hall misses any of the timelines below or identifies at any point through written notification to the City that it does not have the ability to perform the work identified below to remedy part of the current dangerous building action, Old City Hall LLC agrees that the City may proceed in performing the work. The City commits to responding/acting in accordance with the deadline identified below in regard to permitting requirements. The City acknowledges that Old City Hall, LLC has no control over the timing of these City actions. If the City does not timely complete an action, the deadline for Old City Hall, LLC's subsequent action shall be extended by the number of days of City delay.

Required Action related to roof repair	Date for completion/ initiation
Bid for roof replacement, including narrative description of work and material specifications, submitted by Old City Hall, LLC to City of Tacoma Code Compliance.	September 25, 2013
Response with any comments on bid from City of Tacoma Code Compliance to Old City Hall, LLC	September 27, 2013
Old City Hall LLC to submit application to Landmarks Preservation Commission	October 2, 2013
Submission of any necessary permit applications to Planning and Development Services. Present design review application, and a strategy for removing, documenting and storing of the usable and historically significant copper in a secure location to Landmarks Preservation Commission. The City agrees to expedite the permit application process consistent with the requirements of the City Code	October 9, 2013
Submission of evidence of funding sufficient to complete replacement/repairs and executed contract documents to demonstrate the ability to complete scope of replacement/repairs within the prescribed timeline to City of Tacoma Code Compliance	October 15, 2013
Final permits from Planning and Development	October 23, 2013

Services and approval from the Landmarks Preservation Commission	
Activation of the fire sprinkler and fire sprinkler alarm systems as outlined in D-8 of the Dangerous Building Complaint; Repair to the electrical system to ensure adequate heat as outlined in D-4 of the Dangerous Building Complaint	October 31, 2013
Begin repair and construction on roof and chimney bricks	November 4, 2013
Complete roof construction as outlined in D-6 of the Dangerous Building Complaint and brick repair to the chimney as outlined in D-2 of the Dangerous Building Complaint including final inspection. Complete capping of sewer lines to address some of the issues outlined in D-7 of the Dangerous Building Complaint	December 20, 2013
Based on repair of chimney structure outlined in D-2, provide a summary that identifies the anchoring mechanism of the brick façade to the interior structure of the chimney	January 20, 2014
Provide a preliminary visual assessment (from ground level or other accessible location) of the integrity of the exterior façade from a qualified professional and a detailed plan for the structural assessment of the brick face and the brick mortar of the areas with significant deterioration resulting in potential imminent danger, as outlined in D-2	April 15, 2014
Submission of an engineering report as to the structural integrity of the brick face and the brick mortar of areas of significant deterioration resulting in potential imminent danger identified in the visual assessment building façade to address additional issues outlined in D-2 of the Dangerous Building Complaint.	September 1, 2014

11. Old City Hall, LLC, as the owner of the Property, has provided its consent to the City allowing it (together with its employees, agents and contractors) to access the Property to obtain estimates for the repair of the structure, to perform any testing and appropriate design, and thereafter perform the necessary repairs to the roof and any related structural elements including soffits, gutters and cornices so that the City can be prepared in the event that Old City Hall, LLC does not meet the timelines prescribed in this agreement or notifies the City that it does not have the ability to perform the work identified in Paragraph 8, 9 and 10 to remedy part of the current

dangerous building action.

12. In connection with the work described in Paragraph 9, Old City Hall, or its contractor(s), shall submit an application for any necessary building permits and appropriate approvals by the Landmarks Preservation Commission for the repair of the northeast tower, roof and related structures. Old City Hall, LLC agrees to present to the Landmarks Preservation Commission a plan for the permanent restoration of missing cornice and gutter elements, and an architecturally appropriate roof material and design within the timelines outlined within Section 9 of this agreement. If Old City Hall LLC does not timely comply with this requirement, the City, or its contractor(s), shall submit an application for any necessary building permits and appropriate approvals by the Landmarks Preservation Commission for the repair of the northeast tower, roof and related structures.

13. Old City Hall, LLC acknowledges that the following fines and costs have been or shall be assessed against the Property pursuant to Tacoma Municipal Code and RCW 35.80.030(1)(h) and collected pursuant to law: (1) $2,250 penalty relating to the Derelict Building Complaint; (2) $1,000 penalty relating to the Nuisance Complaint; and (3) $250 penalty relating to the Graffiti Complaint; and (4) costs in the amount of $1,628.20 and overhead costs, which are approximately 29% of the cost amount. The City agrees that it will not seek additional penalties or costs in connection with acts or omissions occurring prior to the date of this stipulated agreement. In connection with events occurring after the date of this agreement, the City may seek additional penalties and costs in accordance with the procedures set out in the Tacoma Municipal Code, including but not limited to TMC Section 2.01.060.

14. If it becomes necessary for the City to perform work under this agreement due to lack of performance by Old City Hall LLC under the timelines stated within this agreement, or if Old City Hall LLC notifies the City that it does not have the ability to repair the defects, the City may elect to perform the work in accordance with RCW 39.04. The cost of any such repairs or improvements shall be assessed against the property in accordance with RCW 35.80.030(1)(h).

15. If the City becomes engaged in the remediation of the northeast tower, per the terms of this agreement, the City agrees that, where feasible, it will utilize any viable, existing design and engineering information available from Old City Hall LLC in order to: (1) reflect the design preference of the building owner and (2) to minimize duplicative costs in any final assessment for both work performed by both the City of Tacoma and Old City Hall, LLC provided that:

a. The Design and Engineering Firm retains at least $5,000,000 in errors and omissions (professional liability) insurance for possible future claims;
b. The Design and Engineering Firm is fully licensed as such pursuant to all applicable regulations of the State of Washington Department of Licensing; and
c. The plans and specifications are complete with the final Engineer's stamp.

16. If it becomes necessary for the City to perform the work under this agreement, at the conclusion of the repairs and the assessment of costs pursuant to RCW 35.80.030(1)(h), the City will work with the contractor doing the repairs to transfer any construction documentation, warranties, bonds to the owner of the structure, currently Old City Hall, LLC.

17. The owner, Old City Hall, LLC hereby agrees to indemnify, defend, and hold harmless the City, its officials, officers, agents, and employees, from any and all claims, demands, damages, lawsuits, liabilities, losses, liens, expenses and costs arising out of the subject matter of this Stipulated Agreement to the extent attributable to Old City Hall LLC's negligence, negligent errors and/or omissions, breach of contract(s), and/or breach of any applicable warrant(ies)/representation(s) made pursuant to this Stipulated Agreement. In no event shall any decision or action by the City, its officials, agents , employees, to undertake any repairs on the Property, in and of itself, be considered negligence on the part of the City.

CITY OF TACOMA	**OLD CITY HALL, LLC**
Tansy Hayward, Director of Neighborhood and Community Services Department	Authorized Representative Print Name: _____
Deborah Casper Deputy City Attorney	

a. The Design and Engineering Firm retains at least $5,000,000 in errors and omissions (professional liability) insurance for possible future claims;
b. The Design and Engineering Firm is fully licensed as such pursuant to all applicable regulations of the State of Washington Department of Licensing; and
c. The plans and specifications are complete with the final Engineer's stamp.

16. If it becomes necessary for the City to perform the work under this agreement, at the conclusion of the repairs and the assessment of costs pursuant to RCW 35.80.030(1)(h), the City will work with the contractor doing the repairs to transfer any construction documentation, warranties, bonds to the owner of the structure, currently Old City Hall, LLC.

17. The owner, Old City Hall, LLC hereby agrees to indemnify, defend, and hold harmless the City, its officials, officers, agents, and employees, from any and all claims, demands, damages, lawsuits, liabilities, losses, liens, expenses and costs arising out of the subject matter of this Stipulated Agreement to the extent attributable to Old City Hall LLC's negligence, negligent errors and/or omissions, breach of contract(s), and/or breach of any applicable warrant(ies)/representation(s) made pursuant to this Stipulated Agreement. In no event shall any decision or action by the City, its officials, agents , employees, to undertake any repairs on the Property, in and of itself, be considered negligence on the part of the City.

CITY OF TACOMA

_____
Tansy Hayward, Director of Neighborhood and Community Services Department

_____
Deputy City Attorney

OLD CITY HALL, LLC

_____
Authorized Representative

Print Name: _____

ORDER

Based on the foregoing stipulated agreement, it is hereby ordered:

1. If Old City Hall LLC does not timely make the replacement/repairs as identified in Paragraphs 8, 9 and 10 of the foregoing stipulation, the City may access the Property to obtain estimates for the repair of the structure, to perform any testing and appropriate design, and thereafter perform the necessary repairs to abate the dangerous conditions outlined in the Dangerous Building Complaint.

2. Until such time as all repairs as identified in Paragraphs 8, 9, and 10 have been completed, the owners shall maintain the Property in compliance with the City's Nuisance Code, TMC 8.30.

3. Until such time as all repairs as identified in Paragraphs 8, 9, and 10 are completed, the owners shall keep the building secure at all times.

4. The City of Tacoma has imposed the following penalties and incurred costs in processing code enforcement actions including the dangerous building abatement action against the Property: (1) $2,250 penalty relating to the Derelict Building Complaint; (2) $1,000 penalty relating to the Nuisance Complaint; and (3) $250 penalty relating to the Graffiti Complaint; and (4) costs in the amount of $1,628.20 and overhead costs, which are approximately 29% of the cost amount. The costs in the amount of $1,628.20 plus overhead costs shall be assessed against the Property, and collected thereafter by the County Treasurer as a part of the general taxes and remitted to the City. This assessment shall constitute a lien against the Property of equal rank with State, County, and municipal taxes.

5. If it becomes necessary for the City to perform work under this agreement due to lack of performance by Old City Hall LLC under the timelines stated within this agreement, or if Old City Hall LLC notifies the City that it does not have the ability to repair the defects, the City may elect to perform the work in accordance with RCW 39.04. The cost of any such repairs or improvements shall be assessed against the property in accordance with RCW 35.80.030(1)(h).

6. This Order is issued pursuant to Tacoma Municipal Code Chapter 2.01 and Chapter 35.80 RCW, and if violated the property may be subject to condemnation pursuant to Chapter 35.80A RCW without further hearing.

7. The City shall have the authority to make reasonable extensions to timelines outlined in this Agreement.

APPEAL OF HEARING OFFICER'S DECISION AND ORDER

Pursuant to Tacoma Municipal Code §2.01.060.G.10, an aggrieved party of interest may appeal this decision and order by filing a notice of appeal with the City Clerk and with the secretary of the Board of Building Appeals within thirty (30) calendar days from the date of this Order.

Dated this 19th day of September 2013.

Gregory A. Jacoby
Hearing Officer

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 **Old City Hall**

Building/Property Address **625 Commerce Street, Tacoma, WA**

Landmark or Conservation District **Old City Hall Historic District**

Applicant's Name **Old City Hall, LLC**

Applicant's Address (if different than above) **9001 Lake City Way, Seattle, WA 98115**

Applicant's Phone **425-241-8906** Applicant's Email **jim@thestratfordcompany.com**

Property Owner's Name (printed) **Old City Hall, LLC**

Property Owner's Address **9001 Lake City Way, Seattle, WA 98115**

Property Owner's Signature Jim Grady

**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: **$80,000.00**

Application fee enclosed (please make payable to City of Tacoma): **$2,000.00**

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 www.tacomaculture.org.

General Steps for Submitting Applications

1. **Begin the application consultation process with Buildings and Land Use (BLUS) to identify code-compliance issues and required permits.**

2. **For large projects, contact the Historic Preservation Office to determine an appropriate schedule for review.**

3. **Submit completed application and APPLICATION FEE to**:

Historic Preservation Officer 747 Market Street, Room 1036 Tacoma, WA 98402-3793	OR	Email form to: landmarks@cityoftacoma.org

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).

Remove Existing Copper Roof:

- Tri-state roofing will remove the existing roof and place it in the room below.
- Tri-state will document, through photographs, the original roof and how it was installed.
- Any original copper roofing material that can be salvaged will be retained by The Stratford Company at our office in Seattle. 9001 Lake City Way, Seattle, WA 98115.
- We encourage the City of Tacoma and the Preservation Society to participate in memorializing the original roof installation and salvaging the original copper roof for the purpose of preserving the copper tiles. We see this a joint effort to ensure material is properly documented and saved.

Install New Standing Seam Metal Roof:

- Replace any damaged underlayment as necessary
- Install new water proof membrane (see attached Spec sheet)
- Install new standing seam metal roof (see attached spec sheet). We will select a custom color that will come close to matching the existing copper roof. We've attached a list of color options, but the likely best match is a customer color called Copper Patina that can be found here – http://www.nuraymetals.com/colors-materials/#exotic. We see the selection of the color as a discussion with the preservation committee on what makes the most sense for Old City Hall.
- Install new gutters inside existing gutters

Addressing Existing Cornices & Gutters:

- During the roof replacement Tri-state will inspect existing gutters and cornices to note any issues.
- Any issues raised with the cornices and gutters will need to be addressed at time of inspection so they have not identified any fastners or solutions for unknown issues.

Missing Cornices:

- Missing cornices will be secured so no weather/birds can entire the building under the eaves. There are no plans to match the existing cornices as we are trying to secure weather from entering the building via the roof.

Safety:

- Tri-state has a proprietary safety procedure that they will use on this project to meet all L&I Guidelines. See attached documentation summarizing their approach.

TRIBUILT

PROFESSIONAL GRADE

HIGH TEMPERATURE ROOF UNDERLAYMENT

DESCRIPTION

Tri-Built High Temp Roof Underlayment is a SBS modified bitumen high-temperature roofing underlayment reinforced with a textured skid-resistant polyethylene film. The membrane is specifically designed to be self-adhered on sloped roof surfaces as secondary seal under metal, shingles, or tile.

FEATURES

- Meets ASTM D1970 standard and is ICC listed
- Self-sealing when penetrated by mechanical fastners or roofing nails
- Fully adhered system prevents lateral moisture migration
- Premium skid-resistant textured blue film surface
- Split release backing for fast application
- High temperature (240˚F) compound

USES

Tri-Built High Temp Roof Underlayment is used as a self-adhered membrane designed to be adhered directly to roof decks or certain insulation panels prior to the application of finished roof coverings including metal shingles, or tile. Its main function is to serve as a secondary waterproofing layer, in both residential and commercial building, protecting the building's interior from damages caused by water infiltration as a result of ice dam formation and wind-driven rain.

LIMITATIONS

Not resistant to oils and solvents. Not designed for permanent exposure. Good practice calls for the membrane to be covered as soon as practical (60 days max). Provide adequate insulation and ventilation in cold climate areas. Thin films of dust, water, frost, or ice will affect the skid resistance of this product. Do not use in contact with flexible PVC (Poly Vinyl Chloride) membranes. New dimensional lumber decks may contain knots with resin levels that can attack and severely soften the bitumen compound. Tri-Built will not be responsible for these areas. DO NOT use high temperature underlayment under copper roofs or metal roofing in desert southwestern climates. Contact TriBuilt Materials Group for the correct product recommendation.

PACKAGING

Boxed rolls: 3 feet wide X 66.67 linear feet = 200 square feet per roll. 30 rolls per pallet

STORAGE

Store rolls on end in original pallets or elevated platform. Protect from weather or store in a dry enclosed area not subject to heat over 120°F.

PHYSICAL PROPERTIES

Color	**Blue**
Thickness	**40 mils**
Elongation at break (ASTM D1970)	**100%**
Tensile Strength (ASTM D412)	**600 psi min. Membrane**
Maximum V.O.C	**0 grams/liter**
Flow @ 240˚F (ASTM D5147)	**None**
Adhesion to Plywood (ASTM D903)	**3.0 lb/inch**
Water Vapor Transmission (ASTM E96)	**0.015 perms**

Meets ASTM D1970
ICClistedESR-#1930

ALLIED BUILDING PRODUCTS CORP.
WWW.ALLIEDBUILDING.COM

TRI-BUILT HIGH TEMP SELF ADHERED UNDERLAYMENT

Surface Preparation

Tri-Built High Temp Roof Underlayment is designed to be adhered directly to the structural deck or to certain insulation panels such as polyisocyanurate. Acceptable substrates include plywood, OSB, wood plank, wood composition, concrete, gypsum board sheathing, glass faced gypsum sheathing, metal, and masonry.
All substrates are to be free of dust, oil, dirt, debris, and moisture. All protrusions must be removed to provide a smooth surface. On re-roofing applications, remove old shingles, nails, and other loose materials.
Priming is generally not required but is recommended over Dens Deck™, concrete or masonry substrates, or in cold weather. Prime with TriBuilt Quick Dry Primer™, or appropriate primer applied as per application and handling guidelines outlined in specific data sheets. Allow primer to dry to a tacky film. Primed surfaces not covered by membrane during the same working day must be re-primed.
Notes: Where furring strips or Z bars are installed immediately after installation of membrane, priming of substrate may be omitted. Optimum adhesion is achieved when ambient and surface temperature are above 40°F. For installation below 40°F contact your Tri-Built representative.

Application

Apply membrane parallel or perpendicular to slope. When applied perpendicular to slope, apply membrane beginning at low point and proceed in shingle fashion. Position sheet to achieve correct overlap and alignment. Release upper half of release film by peeling off at 90° angle, then peel back second half of lower release film. Overlap on to clear film on sides and at ends a minimum of 2.75" for all applications.
Roof Edge Applications: When membrane is folded over the roof edge, it must be covered by flashing, gutter, or metal edge. Apply membrane far enough up the roof deck to meet local codes and to prevent leaks caused by ice dam formations.
Ridge & Valley Applications: Roll out and align manageable lengths of membrane. Slowly peel first half of release film. Press firmly in place beginning at centre of ridge or valley. Repeat with second half of release film. Overlap at ends and sides a minimum of 3". Apply in shingle fashion on valleys.

PRECAUTIONS

See limitations. Not designed for permanent exposure. Apply finish-covering materials as soon as practical following membrane application (60 days max). When left exposed prior to application of finish covering, secure membrane in place with mechanial fasteners to protect against wind exposure and uplift. Protect membrane from excessive traffic during application and until final roof covering is in place. Tri-Built High Temp Roof Underlayment has a slip-resistant poly surface however there may be jobsite conditions of steep slope, excess water, debris or thin films of ice that will affect the slip-resistance of the product and must be avoided. In all conditions follow OSHA safety requirements.

LIMITED WARRANTY

We warranty only that this product is free of defects, since many factors which affect the results obtained from this product—such as weather, workmanship, equipment utilized, and prior condition of the substrate—are all beyond our control. We will replace at no charge any product proved to be defective within 5 years of purchase, provided it has been applied in accordance with our written directions for uses we recommended as suitable for this product. Proof of purchase must be provided.

DISCLAIMER OF WARRANTIES: The Limited Warranty is IN LIEU OF any other warranties express or implied including but not limited to any implied warranty of MERCHANTABILITY or fitness for a particular purpose, and we, the manufacturer, shall have no further liability of any kind including liability for consequential or incidental damages resulting from any defects or any delays caused by replacement or otherwise.

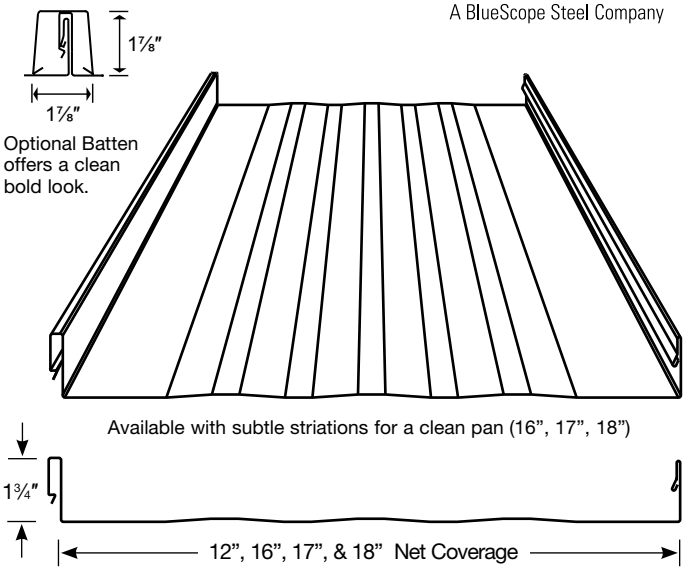
TB030 3/10

Design Span® *hp*

AEP SPAN
A BlueScope Steel Company

Design Span *hp* is a performance-rated structural standing seam, concealed fastener metal roof system with net coverage of 12”, 16”, 17” and 18”.

Design Span *hp* is excellent as a roof over metal or wood decking, and as a fascia or mansard over plywood or supports.



Section Properties								
Gage	Base Steel Thickness (in)	Yield (ksi)	Tensile (ksi)	Wt. (lbs/ft²)	I+ (in⁴/ft)	S+ (in³/ft)	I- (in³/ft)	S- (in³/ft)
12” Design Span *hp*								
24	0.0232	50	65	1.45	0.1185	0.0820	0.0762	0.0586
22	0.0294	50	65	1.83	0.1522	0.1090	0.0997	0.0771
16” Design Span *hp*								
24	0.0232	50	65	1.34	0.0943	0.0624	0.0593	0.0440
22	0.0294	50	65	1.68	0.1213	0.0825	0.0773	0.0580
17” and 18” Design Span *hp*								
24	0.0232	50	65	1.30	0.0876	0.0580	0.0533	0.0391
22	0.0294	50	65	1.63	0.1104	0.0737	0.0696	0.0515

NOTE: The hybrid positive moment of inertia, I, presented for determining deflection is: $(2I_{Effective} + I_{Gross})/3$

standard features

- Custom manufactured sheet lengths from 5’-0” to 45’-0.”
- Subtle striations between ribs on 16” and wider panels.
- Offered in 12”, 16” and 17” widths.
- Available in 22ga in standard finishes – refer to AEP Span Color Charts for full range of color options and paint systems.
- Recommended minimum slope of 3:12
- Tested in accordance with UL580 & ASTM E1592.
- Meets UL 90 wind uplift requirements.
- Has been tested for air infiltration per ASTM E1680, and water infiltration per ASTM E1646.
- Snap-together panel means no field seaming is required.

optional features

- Short cut sheets from 5’-0” to 1’-0”. Additional fees and lead times may apply.
- Longer lengths available from 70’0” (Tacoma, WA facility) to 100’0” (Fontana, CA facility). Additional fees and lead times may apply.
- Additional Batten option offers a clean bold look with the structural capacity and weather resistance of regular Design Span hp.
- Available with an 1⅛” notch at both ends of each panel for the ease of turning under; reducing installation labor and costs (not available on 12” and 18” wide panels in Tacoma, WA).
- 18” width available. Additional fees and lead times may apply.

Tacoma, WA & Fontana, CA Phone: 800-733-4955 Fax: 253-272-0791 **www.aepspan.com**

Design Span® *hp*

AEP SPAN
A BlueScope Steel Company

12" Design Span *hp*

Gage	Span	Cond.	Allowable Inward Loads (lbs/ft²) per Span (ft.-in.)						
			2-0	2-6	3-0	3-6	4-0	4-6	5-0
24	SS	f	397	256	179	132	101	80	64
		L/180	-	-	-	-	-	-	-
	DS	f	285	184	128	94	72	57	46
		L/180	-	-	-	-	-	-	-
	TS	f	353	228	160	118	90	71	58
		L/180	-	-	-	-	-	-	-
22	SS	f	531	342	239	176	135	106	86
		L/180	-	-	-	-	-	-	-
	DS	f	377	243	169	124	96	76	61
		L/180	-	-	-	-	-	-	-
	TS	f	468	302	211	155	119	94	76
		L/180	-	-	-	-	-	-	-

Gage	Allowable Outward Loads (lbs/ft²) per Span (ft.-in.)								
	1-0	1-6	2-0	2-6	3-0	3-6	4-0	4-6	5-0
24	82	76	71	67	63	59	56	52	48
22	82	76	71	67	63	59	56	52	48

16" Design Span *hp*

Gage	Span	Cond.	Allowable Inward Loads (lbs/ft²) per Span (ft.-in.)						
			2-0	2-6	3-0	3-6	4-0	4-6	5-0
24	SS	f	302	195	136	100	77	61	49
		L/180	-	-	-	-	-	-	-
	DS	f	213	138	96	71	54	43	34
		L/180	-	-	-	-	-	-	-
	TS	f	265	171	119	88	67	54	43
		L/180	-	-	-	-	-	-	-
22	SS	f	402	259	181	133	102	81	65
		L/180	-	-	-	-	-	-	-
	DS	f	284	183	127	94	72	57	45
		L/180	-	-	-	-	-	-	-
	TS	f	352	228	159	117	90	70	57
		L/180	-	-	-	-	-	-	-

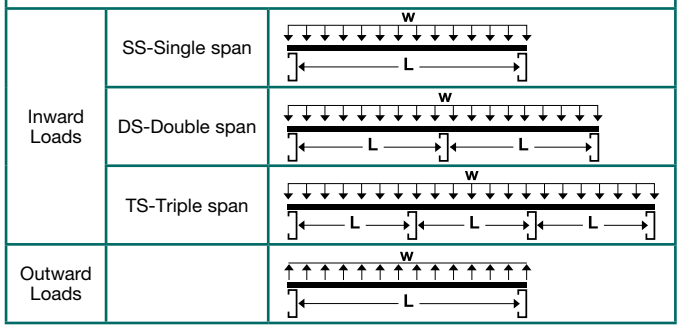
Gage	Allowable Outward Loads (lbs/ft²) per Span (ft.-in.)								
	1-0	1-6	2-0	2-6	3-0	3-6	4-0	4-6	5-0
24	49	42	36	30	29	29	29	28	28
22	74	66	58	49	49	48	47	47	46

17" and 18" Design Span *hp*

Gage	Span	Cond.	Allowable Inward Loads (lbs/ft²) per Span (ft.-in.)						
			2-0	2-6	3-0	3-6	4-0	4-6	5-0
24	SS	f	279	181	126	93	71	56	45
		L/180	-	-	-	-	-	-	-
	DS	f	190	123	86	62	48	38	31
		L/180	-	-	-	-	-	-	-
	TS	f	235	152	107	79	60	47	39
		L/180	-	-	-	-	-	-	-
22	SS	f	359	231	161	119	91	71	58
		L/180	-	-	-	-	-	-	-
	DS	f	252	163	113	83	64	50	40
		L/180	-	-	-	-	-	-	-
	TS	f	313	201	141	103	79	63	51
		L/180	-	-	-	-	-	-	-

Gage	Allowable Outward Loads (lbs/ft²) per Span (ft.-in.)								
	1-0	1-6	2-0	2-6	3-0	3-6	4-0	4-6	5-0
24	48	42	35	29	29	28	28	28	27
22	67	59	51	43	43	42	42	41	41

LOADING TABLE LEGEND
f - Load limited by flexural bending stress
L - Span (Inches)
L/180 - Load limited by a deflection of 1/180 of the span
w - Distributed load



NOTES:

- Top values based on allowable stress.
  Bottom values based on allowable deflection of L/180.
- "-" denotes that the allowable deflection is limited by the allowable flexural bending stress.
- Steel for conforms to ASTM A792 (Zincalume) 50,000 psi minimum yield.
- Values are based on the American Iron and Steel Institute (AISI) "Cold Formed Steel Design Manual" (2007 Edition).

Specifications subject to change without notice.

Oil Canning

All flat metal surfaces can display waviness commonly referred to as "oil canning". "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.

Tacoma, WA & Fontana, CA Phone: 800-733-4955 Fax: 253-272-0791 **www.aepspan.com**

DURATECH 5000 AND DURATECH *mx*

TESTS	ASTM TEST *	PERFORMANCE
PHYSICAL PROPERTIES AND DURABILITY		
Specular Gloss	D-523	8-25% at 60
Pencil Hardness	D-3363	HB minimum
Flexibility T-Bend	D-4145	No evidence of cracking. No loss of adhesion**
Cross Hatch Adhesion	D-3359	No adhesion loss
Reverse Impact	D-2794	No cracking or loss of adhesion
Abrasion, Falling Sand	D-968	65 liters
Flame Test	E-84	Class A coating
ATMOSPHERIC AND POLLUTANT RESISTANCE		
Acid Pollutants	D-1308 Sulfuric Acid Muriatic Acid Sodium Hydroxide	 No bleaching No color change, no blistering No color change, no blistering
Acid Rain Test	Kesternich	15 cycles minimum
Alkali Resistance	Kesternich	No effect
Salt Spray Resistance	B-117	Passes 1,000 hours, coated steel**
Cyclic Salt Fog	B-5894	2,000 hours passes adhesion
Humidity Resistance @ 100°	B-2247	Passes 2,000 hours, coated steel**
WEATHERING		
South Florida Exposure	D-2244	<5 NBS units change
UVB	D-822	Passes 3,000 hours
Chalk Resistance	D-659	Rating of 8 minimum

* All tests performed to the latest ASTM revision. The rest results set forth are representative of the results obtained by the paint manufacturer. Warranties of the product are exclusively set forth in the applicable contract documents.

** Performances on G90, Zincalume, Galvalume.

Profile	Coverage	24 ga	22 ga	20 ga	18 ga
Box Rib®/Reverse Box Rib	36”	Stocked	Stocked	Bare only stocked	Not Stocked
Design Span® *hp*/Batten	16”, 17”	Stocked	Stocked	N/A	N/A
Design Span® *hp*/Batten	12”	Stocked	Stocked	N/A	N/A
Design Span® *hp*/Batten	18”	Stocked	Not Stocked	N/A	N/A
HR-36®	36”	Stocked	Stocked	Bare only stocked	Not Stocked
Klip Rib®	16”	Stocked	Stocked	N/A	N/A
Mini-V-Beam	32”	Stocked	Stocked	Bare only stocked	Not Stocked
Nu-Wave® Corrugated	32” (34⅔ Wall)	Stocked	Stocked	Bare only stocked	N/A
Prestige Series®	12”	Stocked	Stocked	Not Stocked	Not Stocked
Select Seam® Narrow Batten	21¼”	Stocked	Stocked	N/A	N/A
Select Seam® Narrow Batten	16”	Stocked	Stocked	N/A	N/A
Select Seam® Narrow Batten	12”	Stocked	Not Stocked	N/A	N/A
Select Seam® Wide Batten	22½”	Stocked	Stocked	N/A	N/A
Select Seam® Wide Batten	17¼”	Stocked	Stocked	N/A	N/A
Select Seam® Wide Batten	13¼”	Stocked	Not Stocked	N/A	N/A
Span-Lok™ hp	16”, 12”	Stocked	Stocked	N/A	N/A
Curved Span-Lok™	16”	Stocked	Stocked	N/A	N/A
SpanSeam™	16”	Stocked	Stocked	N/A	N/A
Flat Sheet	46”	Stocked	Stocked	Bare only stocked	Not Stocked
Flat Sheet	48⅜”	Stocked	Not Stocked	Not Stocked	Not Stocked

Notes:
N/A - not available in that gage
Stocked - stocked in the colors shown on chart
Not Stocked - minimum order size and longer lead times may apply

Not all profiles are manufactured in all locations.

DESCRIPTION: DuraTech 5000 is a premium fluoropolymer (PVDF) coating system. DuraTech mx is a premium fluoropolymer (PVDF) pearlescent coating system. When applied and cured on properly prepared substrates, DuraTech coatings exhibit exceptional color stability, chalk resistance, durability, abrasion resistance, chemical resistance and flexibility.

COMPOSITION & APPLICATION: DuraTech 5000 and DuraTech mx coatings shall contain a minimum of 70% fluoropolymer resin. These coating systems, including primer, are to be applied by coil coaters experienced in handling 70% Kynar 500® or Hylar 5000® PVDF resin-based coatings.

ZINCALUME® SUBSTRATE: The Zincalume® and Galvalume® coatings are AZ50 and is comprised of a 45% zinc, and 55% aluminum alloy by weight.

PRETREATMENT: All substrates are pre-treated in accordance with paint manufacturer’s instructions. The pretreatment is to provide a suitable surface for application of the recommended primer.

COLORS: DuraTech 5000 and DuraTech mx are available in a wide selection of pre-formulated standard colors, which is shown on chart. Custom colors can also be formulated.

GLOSS: DuraTech 5000 coatings are supplied with a gloss of 8-15% at 60° per ASTM D-523. DuraTech mx (metallics) have a gloss rating of 15-25% at 60° per ASTM D-523.

FILM THICKNESS: The nominal dry film thickness for DuraTech coatings is a nominal 1.0 mil. The primer is applied with a 0.15-0.30 mil and top coat is applied at a nominal 0.70-0.80 mils. Backer system is a polyester coating applied over a primer with total dry film thickness of 0.50-0.65 mil thickness.

Thick Film - A high-build DuraTech 5000 or DuraTech mx coating system is also available on special order. It is normally applied at a total dry film thickness of 1.5-2.0 mils. For this system, high build primer is applied at a nominal 0.8-1.2 mils and topcoat is applied at a nominal 0.70-0.80 mils.

Clear Coat - A 0.5 mil clear coat also available on special order. Can be applied as a top coat on a 3 or 4 coat system on special order.

FINISH WARRANTIES
Warranties for chalk, fade and film integrity are available in durations of up to 30 years for DuraTech 5000 colors and up to 25 years for DuraTech mx (metallics). All AEP Span panels are offered with a corrosion warranty on the Zincalume substrate. Terms can be affected by factors such as environment. Inquire for details.

OIL CANNING
All flat metal surfaces can display waviness commonly referred to as “oil canning”. This is caused by steel mill tolerances, variations in the substrate and relative reflectivity of the material. “Oil canning” is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.

COLORS BY REQUEST
AEP Span continues to carry on the tradition of matching custom colors. Show us the color you want and AEP Span will supply it.

TECHNICAL SUPPORT
Consult with a Technical Representative to specify appropriate materials and finishes for individual project conditions. Actual panel and color samples are available upon request.

FOR MORE INFORMATION VISIT US AT WWW.AEPSPAN.COM
Sales and Technical Support: 800-733-4955, 253-383-4955 fax 253-272-0791

AEP SPAN

AEP Span Standard Colors & Coating Systems

The DuraTech® standard colors and coating systems combines the corrosion protection of Zincalume® with a highly durable *Cool* resin technology to reduce the demand for energy and provide excellent color retention.

DuraTech® *5000* Colors

Zincalume® Plus (unpainted)
SRI: 32 • 24ga, 22ga & 20 ga

Cool Zinc Grey
SRI: 39 • 24ga & 22ga

Cool Parchment
SRI: 57 • 24ga & 22ga

Cool Regal White
SRI: 85 • 24ga & 22ga

Cool Dark Bronze
SRI: 36 • 24ga & 22ga

Cool Sierra Tan
SRI: 57 • 24ga & 22ga

Cool Weathered Copper
SRI: 38 • 24ga & 22ga

Cool Tahoe Blue
SRI: 30 • 24ga & 22ga

Cool Colonial Red
SRI: 35 • 24ga & 22ga

Cool Marine Green
SRI: 45 • 24ga & 22ga

Cool Old Town Gray
SRI: 41 • 24ga & 22ga

Cool Red
SRI: 49 • 24ga & 22ga

Cool Forest Green
SRI: 29 • 24ga & 22ga

Cool Terra-Cotta
SRI: 41 • 24ga & 22ga

Cool Regal Blue
SRI: 30 • 24ga & 22ga

Cool Leaf Green
SRI: 29 • 24ga & 22ga

Cool Matte Black
SRI: 30 • 24ga & 22ga

Cool Hemlock Green
SRI: 30 • 24ga & 22ga

Cool Jade Green
SRI: 31 • 24ga & 22ga

Note: Color swatches are for reference only and are limited by printing process and viewing conditions. Actual color samples are available upon request. Contact AEP SPAN representative for actual color samples prior to purchase.

SRI = Solar Reflective Index (ASTM E-1980, based on medium wind speed)

DuraTech® *mx* Colors (Metallic colors are subject to upcharge)

Cool ZACtique® II
SRI: 36 • 24ga & 22ga

Cool Metallic Silver
SRI: 59 • 24ga & 22ga

Cool Metallic Champagne
SRI: 53 • 24ga & 22ga

Cool Metallic Copper
SRI: 58 • 24ga & 22ga

METALLIC COATINGS NOTE:
Minor differences in both color and appearance are normal and to be expected with metallic coatings, as it is virtually impossible to match one metallic coating to another. Due to the coil application process, striations and longitudinal patterning may also show on these products. To minimize the possible visual effects of the normal minor differences in paint and its application, an entire job should be painted at one time. Additionally, fabricated panels, flat sheets, and flashings should be orientated in the same direction for installation.

CRRC COOL ROOF RATING COUNCIL ® MEMBER

ENERGY STAR

FOR MORE INFORMATION VISIT US ONLINE TODAY AT WWW.AEPSPAN.COM

Sales and Technical Support: 800-733-4955, 253-383-4955 fax 253-272-0791

AEP Span Premium Colors & Coating Systems

The colors below are offered as part of the AEP Span DuraTech® color palette but will be supplied as a Non-Standard color. Contact an AEP Span representative for lead times, costs and minimum quantities.

Non-Standard DuraTech® Colors and Finishes

Rustique®
SRI: 32

Antique Patina
SRI: 29 Metallic Coating (see note)

Choose Your Color
Custom Colors Available

Note: All color swatches are for reference only and are limited by printing process and viewing conditions. Actual color samples are available upon request. Contact AEP SPAN representative for actual color samples prior to purchase.

METALLIC COATINGS NOTE:
Minor differences in both color and appearance are normal and to be expected with metallic coatings, as it is virtually impossible to match one metallic coating to another. Due to the coil application process, striations and longitudinal patterning may also show on these products. To minimize the possible visual effects of the normal minor differences in paint and its application, an entire job should be painted at one time. Additionally, fabricated panels, flat sheets, and flashings should be orientated in the same direction for installation.

Vintage®
SRI: 21

VINTAGE®

Aged metallic faceted look without the wait. Vintage is a premium finish providing the warmth, character, and depth of exposed steel without the wait. Vintage is offered over G90 galvanized steel for long-lasting performance, and comes with a 20 year chalk and film integrity warranty. Available in all AEP Span panels in 24ga and 22ga. Vintage is the perfect choice for architectural applications.

Contact AEP Span today for more information about making Vintage a part of your next project.

SRI = Solar Reflective Index (ASTM E-1980, based on medium wind speed)

PREMIUM DURATECH COLORS

TESTS	ASTM TEST *	PERFORMANCE
PHYSICAL PROPERTIES AND DURABILITY		
Specular Gloss	D-523	10-35°
Pencil Hardness	D-3363	HB minimum
Flexibility, T-Bend Mandrel	D-522	1-2T coated steel**
Adhesion	D-3359	No adhesion loss
Reverse Impact	D-2794	No cracking or loss of adhesion
Abrasion, Falling Sand	D-968	65-85 l/mil
Mortar Resistance	C-267	No effect
Detergent Resistance 3% Detergent, 100°F, (72 hrs.)	D-2248	No effect
ATMOSPHERIC AND POLLUTANT RESISTANCE		
Acid Pollutants	D-1308 10% Muriatic Acid (15 min) 20% Muriatic Acid (15 min)	 No color change, no blistering No color change, no blistering
Acid Rain Test	Kesternich	15 cycles minimum
Alkali Resistance	Kesternich	No effect
Salt Spray Resistance 5% @ 95°F	B-117	Passes 1,000 hrs. coated steel**
Cyclic Salt Fog	B-5894	2000 hours - passes adhesion per ASTM D-3359, ASTM D-714 rating of panels was an #8 size blisters, few in density. Creep from scribe <3.00 mm.
Humidity Resistance 100% @ 95°F	D-2247	Passes 1,000 hrs. coated steel**
WEATHERING		
South Florida exposure	D-2244	<5 NBS units change
UVB (313 bulbs)	D-822	Passes, 3,000 hrs.
Chalk Resistance	D-659	Rating of 8 min.

VINTAGE

TESTS	ASTM TEST *	PERFORMANCE
PHYSICAL PROPERTIES AND DURABILITY		
Specular Gloss	D-523	20-40% at 60°
Pencil Hardness	D-3363	3H-4H
Flexibility, T-Bend Mandrel	D-4145	2-T coated galvanized G90 steel
Adhesion	D-3359	No adhesion loss
Reverse Impact	D-2794	No cracking or loss of adhesion
Abrasion, Falling Sand	D-968	65-85 l/mil
ATMOSPHERIC AND POLLUTANT RESISTANCE		
Acid Rain Test	Kesternich	10 cycles minimum
Salt Spray Resistance 5% @ 95°F	B-117	Passes 1,000 hrs. coated galvanized G90 steel
Humidity Resistance 100% @ 95°F	D-2247	Passes 1,000 hrs. coated galvanized G90 steel
WEATHERING		
South Florida exposure	D-2244	<2 NBS units change
UVB (313 bulbs)	D-822	Passes, 3,000 hrs.
Chalk Resistance	D-4214	Rating of 8 min.

*All tests performed to the latest ASTM revision. The test results set forth are representative of the results obtained by paint manufacturer. Warranties of the product are exclusively as set forth in the applicable contract documents.
** Performances for DuraTech Dimensional Prints tested on galvanized G90, Zincalume, Galvalume.

AEP Span continues to carry on the tradition of matching custom colors. Show us the color you want and AEP Span will supply it.

DESCRIPTION: DuraTech® Dimensional Prints are a premium fluoropolymer (PVDF) 2 pass coating system. When applied and cured on properly prepared substrates, DuraTech coatings exhibit exceptional color stability, chalk resistance, durability, abrasion resistance, chemical resistance and flexibility.

COMPOSITION & APPLICATION: DuraTech® Dimensional Prints contain a minimum of 70% fluoropolymer resin. These coating systems, including primer, are to be applied by coil coaters experienced in handling 70% Kynar 500® or Hylar 5000® PVDF resin-based coatings.

SUBSTRATE: DuraTech® Dimensional prints have a Zincalume substrate, AZ50, and is comprised of a 45% zinc, and 55% aluminum alloy by weight.

PRETREATMENT: All substrates are pre-treated in accordance with paint manufacturer's instructions. The pretreatment is to provide a suitable surface for application of the recommended primer.

GLOSS: DuraTech® Dimensional Print coatings are supplied with a gloss of 15-30% at 60° per ASTM D-523.

FILM THICKNESS: DuraTech® Dimensional Print coatings are applied at a total dry film thickness of 1.1 -1.4 mils. The primer is applied at 0.2 mils and top and print coat is applied at a nominal 0.9-1.2 mils.

Thick Film - A high-build coating system is also available on special order.

Clear Coat - A 0.5 mil clear coat also available on special order.

DESCRIPTION: Vintage® is a premium fluoropolymer (PVDF) coating system on galvanized, G90 steel. When applied and cured on properly prepared substrates, Vintage coatings exhibit exceptional chalk resistance, durability, abrasion resistance, chemical resistance and flexibility. Vintage has a light gray backer system.

COMPOSITION & APPLICATION: Vintage® contains a minimum of 70% fluoropolymer resin. These coating systems, including primer, are to be applied by coil coaters experienced in handling 70% Kynar 500® or Hylar 5000® PVDF resin-based coatings.

SUBSTRATE: Vintage® has a galvanized G90 substrate.

PRETREATMENT: All substrates are pre-treated in accordance with paint manufacturer's instructions. The pretreatment is to provide a suitable surface for application of the recommended primer.

GLOSS: Vintage® coatings are supplied with a gloss of 20-40% at 60° per ASTM D-523.

FILM THICKNESS: Vintage® coatings are applied at a total dry film thickness of 0.70-0.90 mils. The primer is applied at 0.20-0.30 mils, top coat is applied at a nominal 0.5-0.60 mils and backer is applied at 0.30-0.40 mils.

FINISH WARRANTIES

DuraTech® Dimensional Prints come with up to a 25 year warranty for chalk, fade and film integrity . Vintage comes with up to a 20 year chalk and film integrity warranty. Terms can be affected by factors such as environment, such as proximity to salt water or industrial applications. Inquire for details.

OIL CANNING

All flat metal surfaces can display waviness commonly referred to as "oil canning". This is caused by steel mill tolerances, variations in the substrate and relative reflectivity of the material. "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.

TECHNICAL SUPPORT

Consult with a Technical Representative to specify appropriate materials and finishes for individual project conditions. Actual panel and color samples are available upon request.

FOR MORE INFORMATION VISIT US AT WWW.AEPSPAN.COM
Sales and Technical Support: 800-733-4955, 253-383-4955 fax 253-272-0791

AEP SPAN

COLORS & MATERIALS

The colors on this page are best-approximations of the true finish colors of our products. Although they are as accurate as technology allows, there will be slight differences compared to the actual product finishes.

Architectural Colors

Key to color availability by gauge:

★ 24-Gauge ULTRA-Cool Kynar®
◆ 26-Gauge Nu-Shield™ with Teflon® surface protectant
● 28-Gauge Silicon-Modified Polyester (SMP)

Hartford Green ★ ◆

Tahoe Blue ★ ◆

Light Brown

Colonial red ★ ◆

Moss Green ★◆●

Dark Bronze ★◆

Light Stone

Redi-Red ★◆

Leaf Green ★◆

Musket

Desert Tan

Brick Red

Deep Blue Sea ★◆●

Weathered Copper

Parchment ★◆

Matte Black ★◆

Charcoal Gray

Old Town Gray

Regal White

Zincalume Plus
(available in all gauges)

— PREMIUM FINISHES —

Cordovan ★◆

Metallic Copper Penny★◆

Metallic Antique Patine ★◆

Metallic Pre-Weathered Zinc★◆

Agricultural Colors

Available colors in 28 gauge 4000 and 4500TR profiles.

Moss Green

Weathered Copper

Desert Tan

Charcoal Gray

Deep Blue Sea

Musket

Light Brown

Light Stone

Brick Red

Regal White

Old Town Gray

Zincalume Plus

Exotic Colors

Our exotic colors are available in all panel profiles as well as flat sheet and coil.

Metal Fx

Weathered Zinc

Gold Mine

Rustic Copper

Antique Copper

Snowstorm

Gold Rush

Copper Patina

Bronze Tapestry

Silversmith

Tahitian Copper

Click for info on Rustique

Rustique®

Granite

Bluestone

Cascade

Brimstone

Jadestone

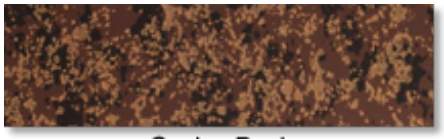
Baltic Brown

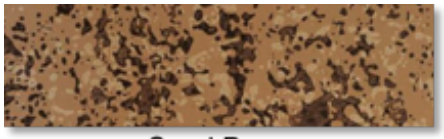
Volcano Ash

Sandpiper

Rustic


Bristlecone


Cedar Bark


Sand Dune

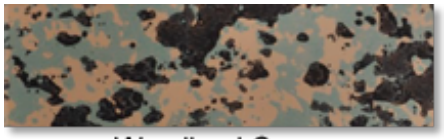

Tamerack

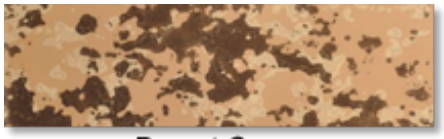

Bark Chip


Ponderosa

Camo


Marshland Camo


Woodland Camo

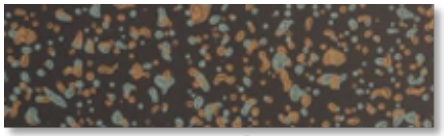

Desert Camo


Arctic Camo

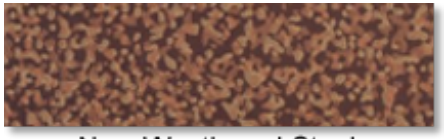
Pebble Prints

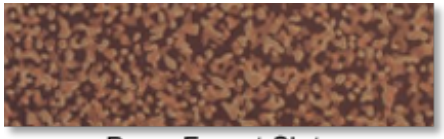

Twilight Black

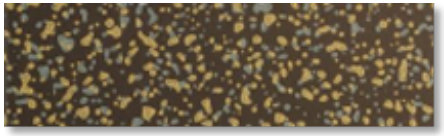

Sitka Spruce


Weathered Chestnut


Bark Dust

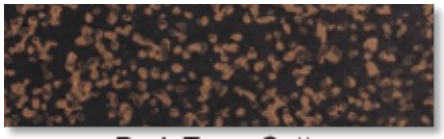

New Weathered Steel


Deep Forest Slate

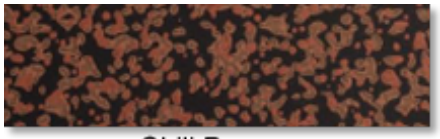

Woodland Timber

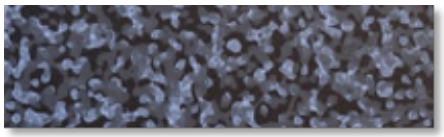

Diamondback


Grizzly Bear

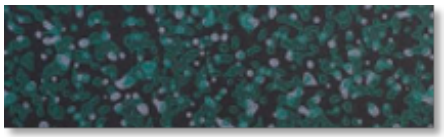

Dark Terra Cotta


Sedona Rust


Chili Pepper


Harbor Blue


Birch Bark


Evergreen

Economy Stock

Dark Brown

Black

Light Gray

White

Pre-Prime (Paint Lock)

Unpainted

Copper

Stainless Steel

Galvanized

Rezi-Bond

Rheinzinc®

Zincalume Plus

Metal Shingles – Solid Shake Colors

Glacier White

Desert Tone

Cedar

Sandtone

Pewter

Charcoal Gray

T-Tone

Statuary Bronze

Spruce Green

Bright Red

Classic Red

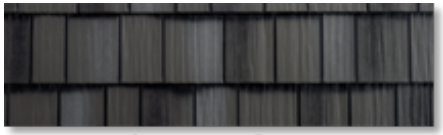
Copper

Classic Blue

Royal Brown

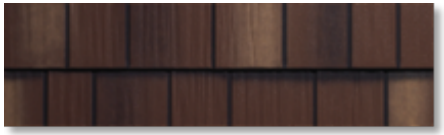
Hartford Green

Metal Shingles – Enhanced Shake Colors



Charcoal Gray

Hartford Green



Royal Brown

T-Tone

AUBURN, WA (800) 700-7228 **SPOKANE, WA (866) 321-5954** **REDLANDS, CA (800) 806-8729**

Old City Hall file photos, 2013

Roof, from west.

Close up of roof from west.

Old City Hall file photos, 2013

Gutter/roof junction detail.

Detail of missing gutter at roof terminus

Old City Hall file photos, 2013

Area of east side of tower with missing entablature (looking north)

Area showing missing entablature and remaining assembly (looking south)

Old City Hall file photos, 2013

Roof overhang showing structural detail and eroded brackets (looking south)

Southwest corner of tower.

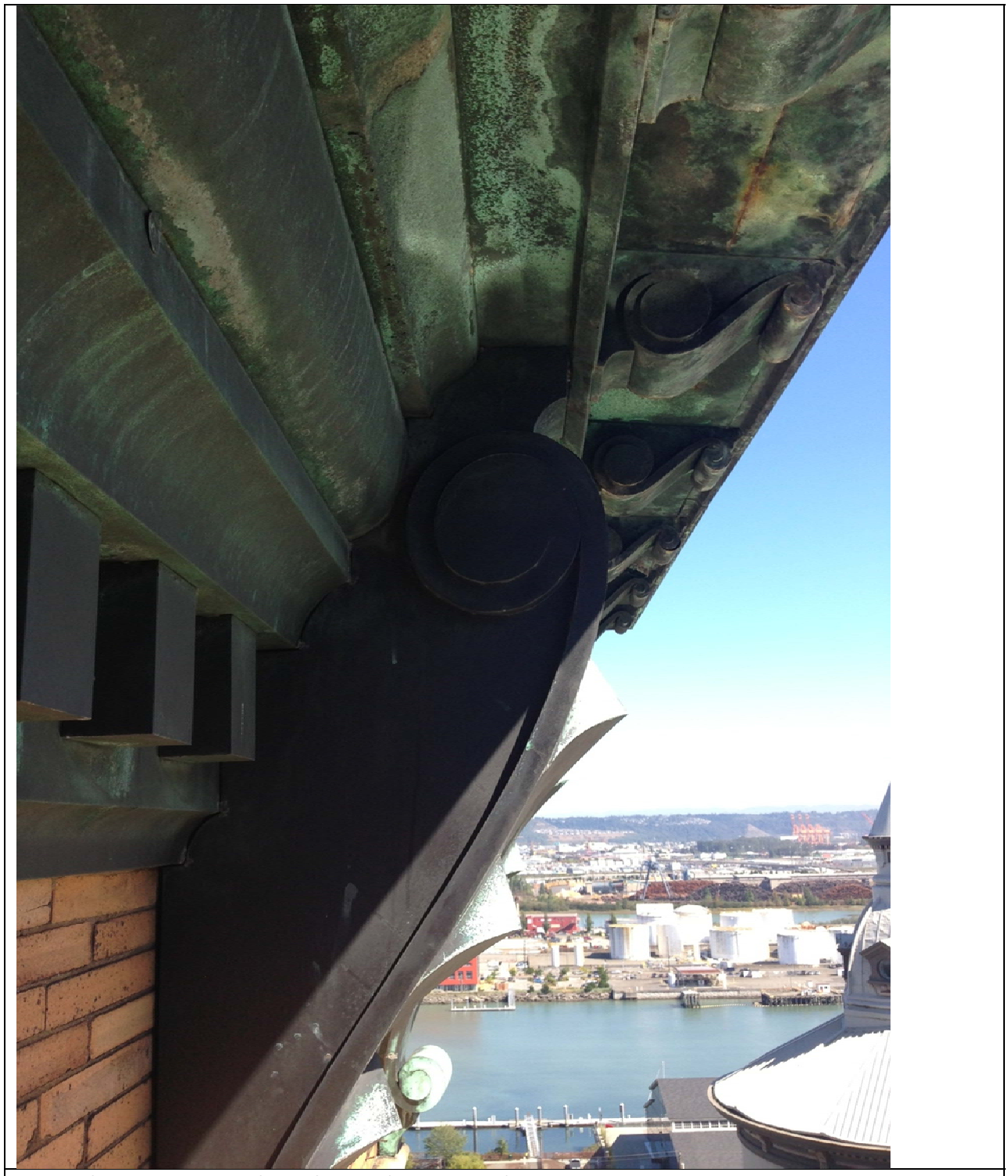
Old City Hall file photos, 2013

Southwest corner of tower showing missing ornamental brackets.

Old City Hall file photos, 2013

Southeast corner showing intact assembly.

Old City Hall file photos, 2013



Detail of assembly, south face of tower (looking east)

Old City Hall file photos, 2013

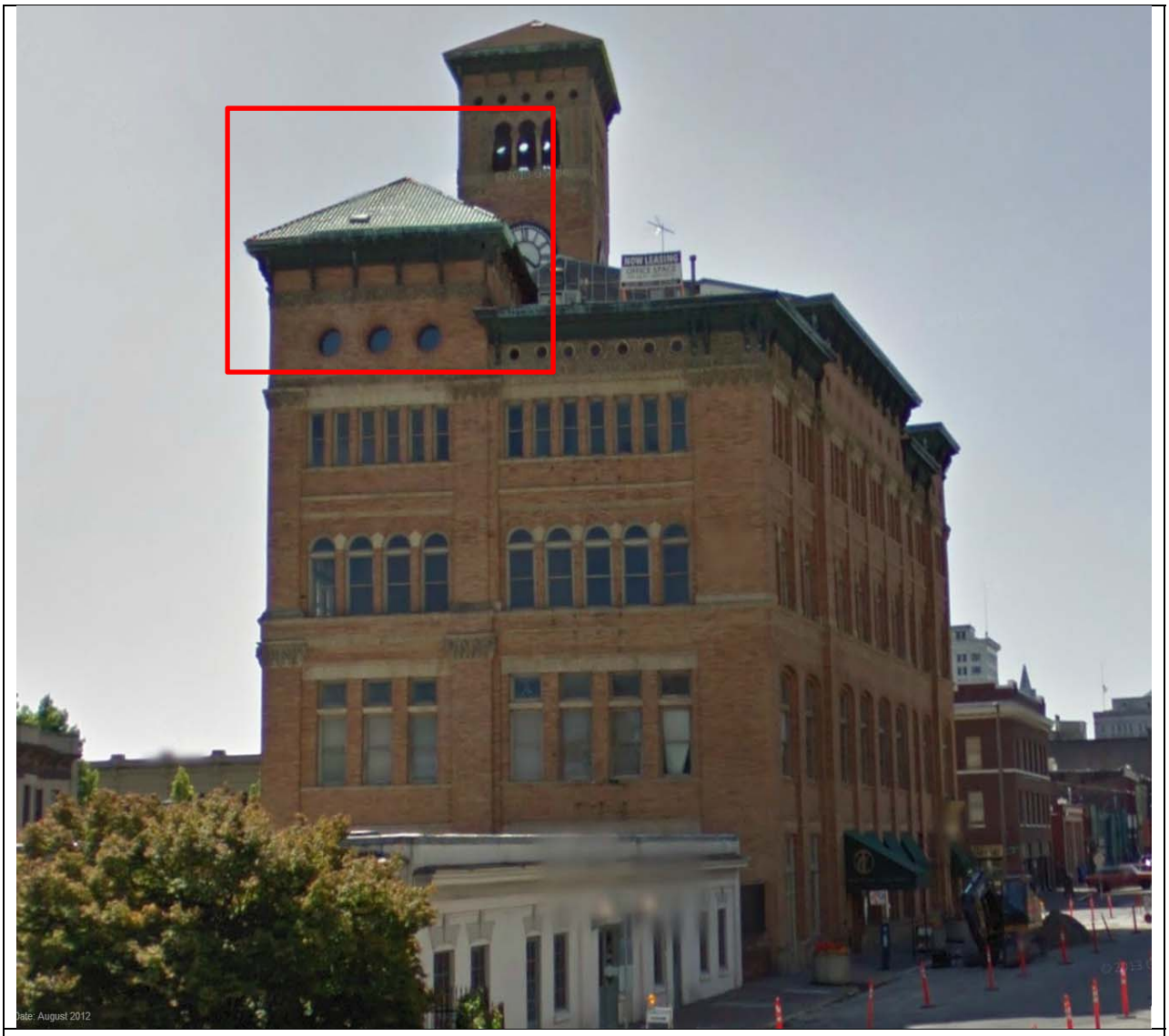
Interior, showing ceiling collapse

Interior, showing ceiling collapse (and daylight penetration through the open soffits

Old City Hall file photos, 2013

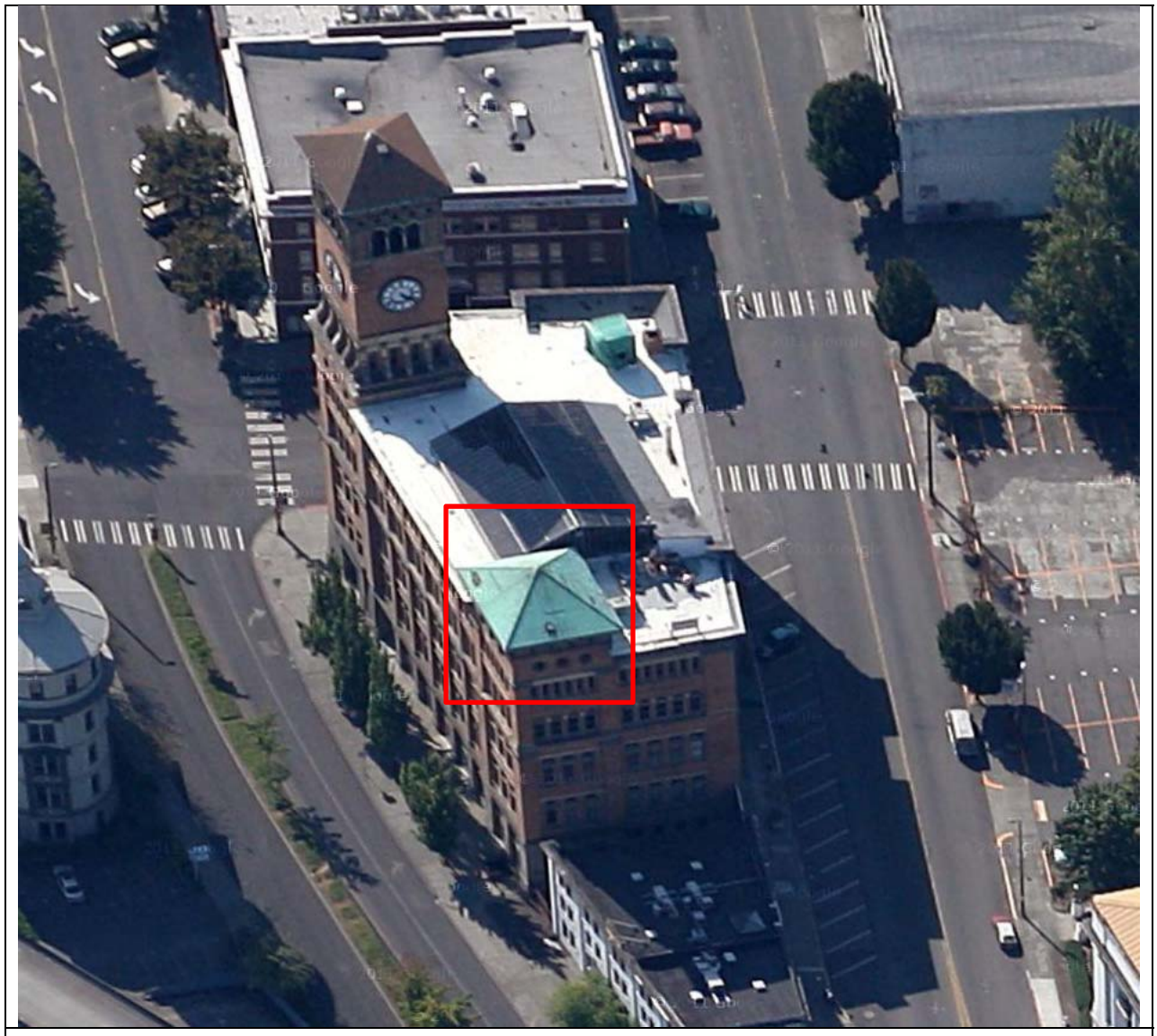
Interior showing ceiling collapse.

Old City Hall file photos, 2013



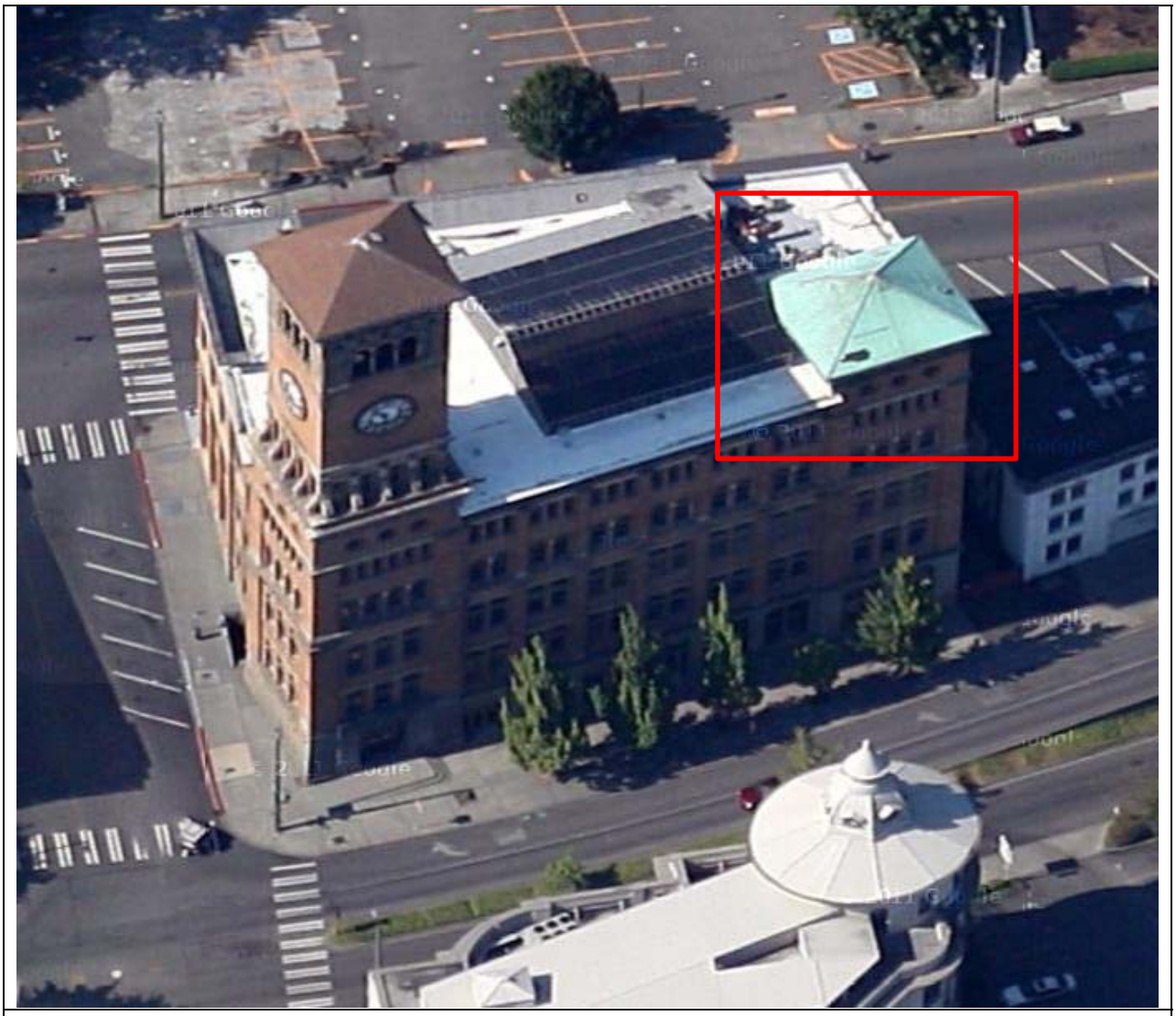
Google Street View, August 2012

Old City Hall file photos, 2013



Google aerial, looking south, 2013

Old City Hall file photos, 2013



Google aerial, looking west, 2013

W E T H E R H O L T A N D A S S O C I A T E S , I N C .

PENTHOUSE ROOF CONDITION ASSESSMENT

Old City Hall Roof
625 Commerce Street
Tacoma, Washington

For

Reuben McKnight

City of Tacoma
747 Market Street, Room 345
Tacoma, Washington 98402

Project #: 20-110701H1

May 7, 2013

2639 Parkmont Lane Southwest, Suite A • 1001 Cooper Point Road Southwest, Suite 140 – PMB 185
Olympia, Washington 98502
Phone: 360-786-1660 • Fax: 360-786-1696

W E T H E R H O L T A N D A S S O C I A T E S , I N C .

August 20, 2013

City of Tacoma
747 Market Street, Room 345
Tacoma, WA 98402 Phone #: 253-591-5220

Attn: Reuben McKnight Email: reuben.mcknight@cityoftacoma.org

Ref: Revised Condition Report
Old City Hall Roof
625 Commerce Street
Tacoma, Washington

Greetings,

As requested, this writer visited the Old City Hall Building on May 7, 2013. The purpose of this site visit was to evaluate the conditions of the copper roof assembly on the northeast corner penthouse and provide a report discussing my observations, make recommendations, and provide rough cost estimates for potential temporary measures to stabilize and seal the penthouse roof.

Observations

The existing roof assembly on the northeast corner penthouse is a rolled barrel shaped copper sheet roof formed to replicate a barrel tile. Several pieces, where observable, have been displaced and are missing or have been repaired with various sheet type membrane repairs.

It should be noted that portions of the copper gutter at eave lines is missing or displaced as well as portions of the copper cornice work below the gutter. Exposed wood members are showing signs of deterioration.

Discussion and Recommendations

It is this writers opinion that the existing copper roof is in poor condition with marginal attachment to the wood substrate and potentially vulnerable to detachment in a high wind event.
It is our recommendation that temporary measures to stabilize and seal the penthouse roof will require the existing copper roof assembly be removed, ½ inch CDX plywood be attached over the exposed wood plank substrate, and a self adhering membrane such as Grace, Ice and Watershield be installed over the plywood with additional 1 inch by 2 inch wood battens secured over the self adhering membrane to the new plywood underlayment.

2639 Parkmont Lane Southwest, Suite A • 1001 Cooper Point Road Southwest, Suite 140 – PMB 185
Olympia, Washington 98502
Phone: 360-786-1660 • Fax: 360-786-1696

The recommendations addressed above for temporary measures to stabilize and seal the penthouse roof will also perform as the first step in the installation of a new roof assembly on the penthouse at a future date.

Beyond the copper roof itself, the copper gutters and copper cornices below the gutters are also in poor condition with portions of the gutters and cornices missing, leaving underlying wood framing membranes exposed to the weather and further deterioration. It further appears that attachment of the several of remaining portions of the copper gutters and copper cornices to the structure is compromised and subject to detachment in a high wind event.

Below, in order of priority, are recommended steps and general construction cost estimates for first providing temporary measures to stabilize and seal the penthouse roof with following recommendations to provide interim protection to stabilize and seal the gutters and cornices.

1. Remove the existing copper roof assembly and store, overlay the existing wood plank deck with ½ inch CDX plywood sheathing, install a heavyweight self adhering membrane such Grace, Ice and Watershield over the plywood substrate with additional 1 inch x 2 inch wood battens installed at 2 feet on center running parallel with the slope over the self adhered membrane.
   A general construction cost estimate for this work is: $37,000 to $44,000.

2. Remove all copper gutters and cornice elements and store.
   A general construction cost estimate for this work is: $10,000to $12,000

3. Fabricate and install new copper gutters and downspouts.
   A general construction cost estimate for this work is: $14,000 to $16,000

4. Fabricate new metal soffit, trim, and sub framing.
   A general construction cost estimate for this work is: $19,000 to $21,000

5. Fabricate and install new 16 ounce standing copper roof.
   A general construction cost estimate for this work is: $90,000 to $95,000

General Notes of Clarification:

Item 1 above addresses the initial issue of providing interim protection to secure and seal the penthouse roof.

Items 2, 3, and 4 above address the poor conditions of the copper gutters and cornices and potentials sources for moisture intrusion behind these elements that are contributing to further degradation of the wood framing components of the penthouse. Items 2, 3, and 4 should be addressed as one item to insure properly secured and sealed fascia and soffit areas.

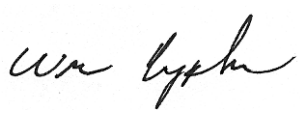
Item 5 above (new standing seam cooper roof) can be installed at any time after item 1 above has been completed, either directly following or any time in the future.

While the existing rolled copper barrel roof appears to be the original roof , discussions with fabricators suggest that replicating the barrel roof shapes may require fabricating new form dyes to shape the copper barrels and would likely be two to three times the cost of the suggested copper standing seam roof assembly

Enclosed are photographs and notes taken during our site visit for your review with this report.

We trust the above discussion has been of assistance. If you have any questions, or if we may be of further service, please do not hesitate to call.

Respectfully,



William Cypher, RRC, FRCI
Senior Field Engineer
Principal

	Photograph 1: Interior side of penthouse directly below the roof substrate, south elevation interior showing 1x8 plank decking over rough cut 2x8 joists.
	Photograph 2: East elevation, interior side.
	Photograph 3: West elevation of four sided hipped copper roof with extensive return copper cornices. Note portions of the copper roof assembly are deformed, missing, or have been repair with alternative materials of unknown origin. Sections of the copper gutter and copper cornices are missing or have been previously removed leaving the wood framing, steel support bracing for the gutters and cornices exposed to the weather.

	Photograph 4: South elevation of the roof, also showing extensive pieces of the copper gutter and copper cornices have been removed leaving the wood framing and steel support bracing open and exposed to the weather.
	Photograph 5: Close-up of the wood frame for the gutter. Broken and displaced in several locations.
	Photograph 6: Looking east along the south elevation showing copper cornice conditions.

	Photograph 7: Copper cornice conditions at west elevation.

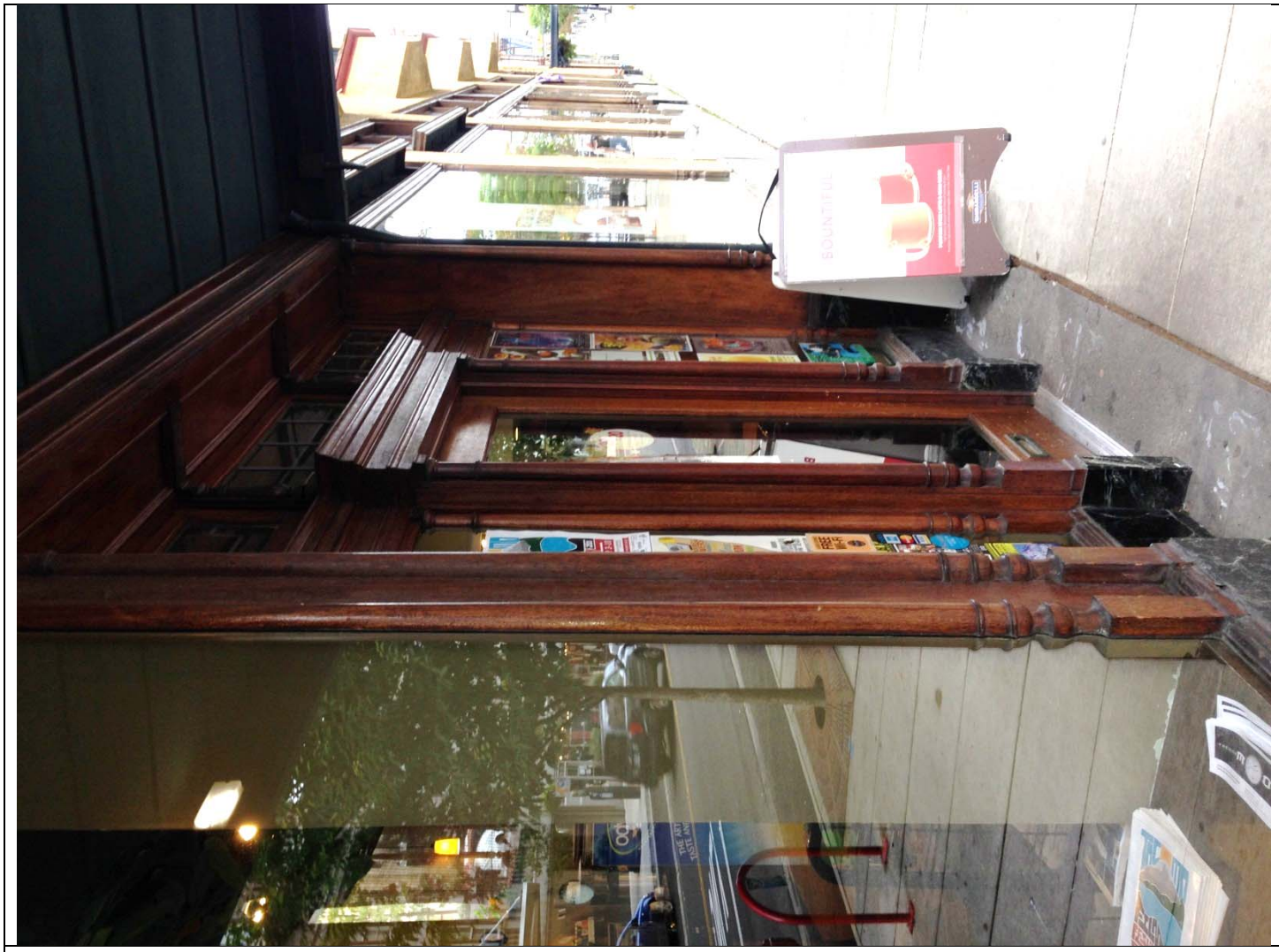
Exterior showing painted storefront.

Exterior showing primed storefront.

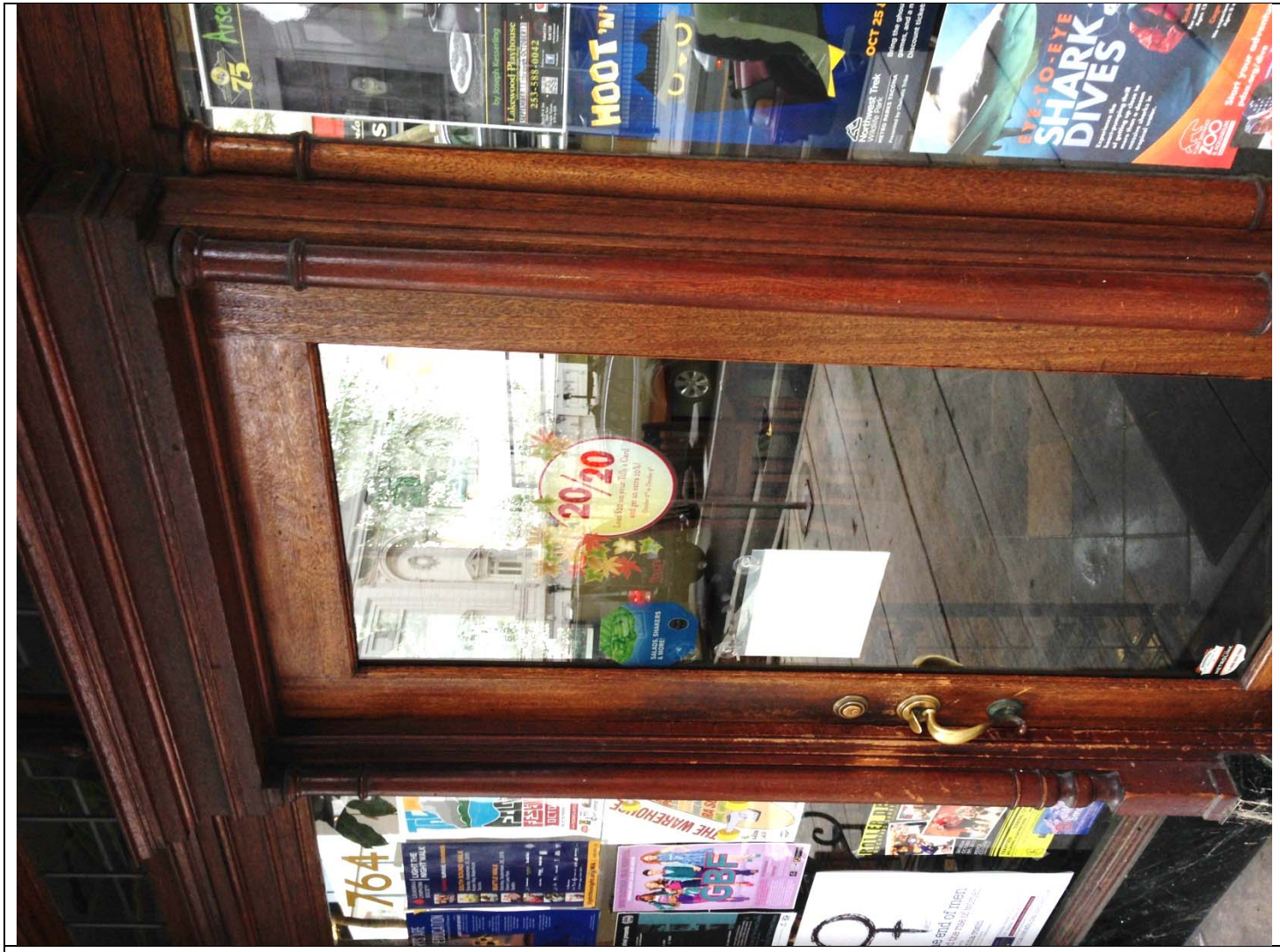
Exerior showing unpainted wood storefront.

Detail of condition.

Detail of condition.



Unpainted (varnished) storefronts.



Unpainted (varnished) storefront detail.