

Members

Chris Granfield, *Chair*
Katie Chase, *Vice-Chair*
Duke York
Jonah Jensen
Lysa Schloesser
James Steel
Jeff Williams
Eugene Thorne
Lauren Flemister
Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Lauren Hoogkamer, Historic Preservation
Coordinator



MINUTES

Landmarks Preservation Commission Planning and Development Services Department

Date: January 13, 2016

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

Commission Members in Attendance:

Katie Chase, *Vice-Chair*
Duke York
Eugene Thorne
Jonah Jensen
James Steel
Lysa Schloesser
Lauren Flemister
Marshall McClintock

Staff Present:

Reuben McKnight
Lauren Hoogkamer
John Griffith
Ricardo Noguera

Others Present:

Jeff Iverson
Keith Smith
Milton Tremblay

Commission Members Excused:

Jeff Williams

Vice-Chair Katie Chase called the meeting to order at 5:32 p.m.

1. ROLL CALL

2. CONSENT AGENDA

- A. Excusal of Absences
- B. Approval of Minutes: 12/8/2015

The minutes of 12/8/2015 were reviewed and approved as submitted.

- C. Administrative Review: 776 Commerce Street

3. DESIGN REVIEW

- A. 2416 S C Street (Nisqually Substation)
Windows

Mr. Reuben McKnight read the staff report.

BACKGROUND

Built in 1911, the Nisqually Power Substation is an Individual Landmark on the Tacoma Register of Historic Places. The property is proposed to be rehabilitated for re-use as a brewery and tasting room. It consists of the power substation building, a brick courtyard enclosed by a low brick wall, and a small office building. The substation was constructed in 1911 but was converted to industrial use by the mid-20th century. In 2001 it was partially renovated and received Special Tax Valuation for use as a storage building, which was the most recent work done to the structure.

The proposed rehabilitation will proceed in multiple phases with separate Landmarks Commission reviews, but will include restoration of exterior architectural elements, repair and tuck pointing of the masonry, leveling the courtyard, installation of a grain silo within the courtyard, restoration of the main entrance to the original design, and related interior and exterior work.

The current proposal is window replacement, in both the main building and the storehouse, with aluminum clad wood windows with matching profiles, operation configuration and the original "seafoam" green color. The windows are proposed for replacement due to significant observed damage such as dry rot, splitting/warping, and water damage. The sandstone sills would be repaired. Approval of the window replacement is a condition of the purchase of this building.

The aluminum clad window is proposed as a near exact visual match, but with superior long term durability as compared with the modern wood available in today's products.

ACTION REQUESTED

Approval of the above scope of work.

STANDARDS

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.
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. This property is an individually listed City Landmark, and, as such, is subject to review by the Landmarks Preservation Commission pursuant to TMC 13.05.047 for exterior modifications.
2. The applicant has included photographic evidence and a window survey to catalog and illustrate the overall condition of the windows, including rot, water damage, and broken/warped muntins, rails and window frames.
3. The existing windows are a distinctive historic feature that characterizes the property. However, due to the extent of the wood damage throughout the building, the applicant is proposing replacement over repair with a replacement product that would be a close visual match. The product selection is based on 1) the ability to replicate existing visual qualities/profiles, and 2) the questionable long term durability of the wood used in modern wood window replacements. Therefore, the proposal appears to meet Standard #6.
4. The window replacement is a component of a larger rehabilitation project that will result in the restoration of this iconic property to active use

RECOMMENDATION

Staff recommends approval of the application.

Mr. Jeff Iverson reported that their intended use was for a brewery, a tasting room, a storeroom, a brewery school, and a venue for special events. He felt that it was a happy coincidence that they were going into the brewery district and that it could be a catalyst for further improvement of the area. He noted that it would create 15 to 20 full time jobs.

Keith Smith commented that he had been working on the project for two years. He reported that the brewery would be the main use in the main building which would also include event space. The brewery was connected to the store house by a courtyard. He commented that the storehouse would be the tasting room and would include some small offices. The courtyard would be leveled for public events. Mr. Smith reported that the building had deteriorated since the 2001 purchase. He commented that there had been extensive deterioration on the 25th street side. He noted issues with the bricks including separating, sliding, and fissures. Issues with the windows included window header failures and vertical elements of the 13 foot tall windows beginning to deteriorate. Mr. Smith reported that they had looked at wood window replacement options, but metal was the most feasible and maintenance free. He commented that the brewery would be creating humidity so they needed a good thermal break system that would keep the moisture from deteriorating the windows. They had contacted a number of manufacturers including St. Cloud which had done a number of landmarked buildings, replacing wood windows with metal while matching the profiles exactly. The color would be close to the existing seafoam color. He discussed the survey of window deterioration which identified cosmetic and structural issues. He reported that they were able to replicate the window detail from original drawings and they would get an exact replica of the profile.

Mr. Ricardo Noguera, Director of Community and Economic Development, commented that one of his strategies has been to utilize historic properties in Tacoma to attract economic development. Mr. Noguera discussed Browne's Star Grill, which is serving as a catalyst for development in the Hilltop area. He reviewed other upcoming and in progress projects utilizing historic buildings including the former Elk's lodge, the Winthrop, and Old City Hall. Mr. Noguera commented that

historic buildings were the key to the economic success of Downtown Tacoma. Mr. Noguera described the Brewery District as the frontier of development for Downtown Tacoma and commented that if the project at the Nisqually Substation could move forward it could serve as a catalyst to advance the Brewery District.

Commissioner Schloesser complimented the team on bringing a thorough package to Commission. She asked what the proposal was for the sandstone sills. Mr. Smith responded that they were considering options including a metal flashing on the top to prevent further de-laminating, but they would be repairing rather than replacing.

Commissioner Steel asked who had done the window survey. Mr. Smith responded that he had completed the survey with a structural engineer. Commissioner Steel commented that having details including the date the survey was completed and the credentials of those involved would be helpful. He commented that typically they need the qualifications of the people doing the survey and clear exploration of the potential for repair with a window restoration company. He added that a change of use that would add economic hardship could also further the case for replacing the windows. Mr. Smith responded that the timeframe had not allowed exploration of repair costs.

Vice-Chair Chase commented that sometimes windows can appear worse than they are and that it can be helpful to have a repair specialist look at them. The applicant responded that the wood windows would be more expensive and have issues with moisture that aluminum clad windows would not. Mr. Smith commented that in 2001 three windows were replaced with non-identical windows and the many others had been repaired but not maintained. Vice-Chair Chase commented that she felt that repair options would need to be explored.

Commissioner Jensen complimented the applicant on the thoroughness of the application and commented that the due diligence and up front work set his mind at ease and that he would not have any issue with approving the application as submitted provided that the applicant returns to provide additional information.

Commissioner York commented that he had been by the building many times and that you did not need to be a contractor to see that at least some of the windows would have to be replaced.

There was a motion.

"I motion to approve the application for the replacement of the windows. The applicant should return to the Landmarks Preservation Commission with details on product that will be put in and to present specifics that demonstrate that the majority of windows need to be replaced."

Motion: York

Second: Flemister

The motion was approved with Vice-Chair Chase voting against.

4. PRESERVATION PLANNING/BOARD BUSINESS

A. Events and Activities Updates

Mr. Milton Tremblay invited the Commissioners to the groundbreaking at the Tacoma Paper and Stationary building on February 19, 2016 at 4 p.m.

Ms. Lauren Hoogkamer provided an update on the following events and activities:

2016 Events

1. Heritage Project Grant Workshop (12pm-1:30pm @ TMBN Room 16, January 20th)
2. Heritage League Mixer (12:30pm @ Elemental Pizza, February 6th)
3. CLG Commissioner Workshop (9:30am-4pm @ Tacoma Convention Center, March 15th)
4. Wood Windows Workshop (1pm-4pm @ Earthwise Tacoma, April 9th)
5. Historic Preservation Month, May 2016
 - a) Historic Homes Tour with Tacoma Historical Society(April 30th –May 1st)
 - b) Proclamation (5pm @ City Council, May 3rd)
 - c) Kick-Off with Historic Tacoma (May 6th)
 - d) Amazing Preservation Race (11am @ UWT, May 14th)
 - e) Midcentury Modern Ride—Formerly Known as the Tweed Ride (10:30am, May 21st)

- f) Poetry Slam
- g) Awards Ceremony (1pm-3pm @ The Swiss, May 22nd)
- 6. Neighborhood History Walks with the Councilmembers, June 2016 TBD

Mr. McKnight reviewed that the City would be issuing heritage project grants and that they would like to have a number of Commissioners on the grant review panel. Several Commissioners expressed interest.

B. Bylaws Amendments

Mr. McKnight read the staff report and reviewed the proposed bylaw changes.

BACKGROUND

Once annually the Commission may amend the Bylaws after receiving public comment at a public hearing, general conducted in November. On October 14, 2015, the Commission reviewed the following amendments to the Bylaws, but there was never a formal motion made to adopt the amendments at the last meeting of the year, which was typical. The Commission did adopt the proposed amendments to the North Slope Historic District Inventory on December 9, 2015.

No changes have been made to the recommended revisions that were presented in October. Amendments include housekeeping (changing the departmental affiliation to Planning and Development Services, for example). In addition, several substantive changes to the Bylaws are proposed:

Page/Section	Summary of Amendment
Page 10, Other Review Policies	Add language regarding Conditional Use Permits. The Commission has long had a policy of not reviewing projects for which a variance is required until the variance is approved. This is proposed to include Conditional Use Permits affecting historic properties. However, proposed code changes primarily resulting from the Affordable Housing Recommendations and Narrowmoor proposal will create an advisory role for the Commission in the processing of both types of discretionary permits. In such a case, the Director or assigned planner will refer completed conditional use permits to the Landmarks Commission for a determination of whether there is an adverse effect or conflict with applicable historic standards upon the historic property.
Page 12, Criteria for Approval	Adding historic district guidelines as a standard for approval of appropriateness of STV projects.
Page 13, North Slope	Language clarifying the relationship between "period of significance" and the contributing buildings inventory. Because there are three different North Slope nominations which differ in "period of significance," this language makes the statement in the bylaws that the inventory is the governing document for determination of contributing versus noncontributing.
Page 13, North Slope	Eliminate "design guidelines interpretations." These were written prior to the revisions to the North Slope Guidelines in 2012 and are now redundant.
Page 19, Calendar	Removal of the quarterly deadlines for nominations, since these aren't currently followed.

RECOMMENDATION

Adoption of the revisions as presented.

Mr. McKnight noted that the piece requiring that the Landmarks Preservation Commission be consulted on variances did not make it through the process as it had been part of the Narrowmoor ordinance. Instead, the Planning department would begin to consult with the Historic Preservation Office and the Landmarks Preservation Commission on discretionary permit decisions.

There was a motion.
"I move to approve."
Motion: Steel

Second: York

The motion was approved.

5. CHAIR COMMENTS

There were no comments from the Chair.

Mr. McKnight reported that Chair Granfield had recently moved and they would be asking the Commission for nominations for the officer election at the next meeting. Vice-Chair Chase was nominated as Chair. Vice-Chair nominations would occur at the next Commission meeting.

The meeting was adjourned at 6:33 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer