

Members

Mark McIntire, *Chair*
 Ross Buffington, *Vice Chair*
 Edward Echtle
 Ken House
 Imad Al Janabi, PhD.
 Fred King
 Megan Luce
 Bret Maddox, S.E.
 Ha Pham
 Pamela Sundell

(vacant position), North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer



Agenda

Landmarks Preservation Commission Community & Economic Development Department

Date: July 28, 2010
 Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16
 Time: 5:00 p.m.

LPC 35/10

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

3. NOMINATIONS – PUBLIC HEARING

- A. One North Broadway - Edgecliff Apartments Katie Chase 15 m

4. DESIGN REVIEW

OLD BUSINESS

- A. 1512 N 9th Street (North Slope Historic District) Katherine Haag 10 m
Rear addition
- B. 1102 A Street (Tacoma Federal Building) Jon Potter 10 m
ARC site visit: outdoor furniture and landscaping

NEW BUSINESS

- C. 2106 Pacific Avenue (Union Depot/Warehouse Special Review District) Connie Guffey 10 m
Sign with logo

5. CHAIR COMMENTS

Reuben McKnight
 Historic Preservation Officer

Next Regular Meeting: August 11, 2010 Tacoma Municipal Bldg. North, Rm. 16 5:00 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, Room 1036. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.

747 Market Street, Room 1036 · Tacoma, WA · 98402 · Phone (253) 591-5200 · Fax (253) 591-2002
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STAFF REPORT

LPC 81/10
July 28, 2010

PUBLIC HEARING - NOMINATIONS

NOTES ON GENERAL ORDER

The Landmarks Preservation Commission will hear public comments today regarding a nomination to the Tacoma Register of Historic Places.

Tacoma Register listing follows procedures defined in 13.07.050, and consists of a minimum of two separate Commission meetings. The initial meeting determines whether the property meets the threshold criteria in the ordinance for age and integrity. If the Commission finds that the age and integrity standards are met, then the Commission may move to have the nomination scheduled for a public hearing and comment period, at which the public may enter comments into the record for consideration. Following the comment period, the Commission may deliberate on the nomination for up to 45 days before recommending to City Council listing on the register, or denying the nomination.

The Tacoma Municipal Code lists eight criteria for designation in Chapter 13.07.040.

The purpose of this hearing is to receive public comments regarding the nominated property, and to determine if the property meets one or more of the eight nomination criteria in the City Ordinance. The Commission may elect to leave the record open until the next regular meeting, or, if no additional comment is warranted, take action on the nomination following public testimony.

AGENDA ITEM 3A: One North Broadway – Edgecliff Apartments

Katie Chase, Michael Sullivan; Artifacts Consulting, Inc

BACKGROUND

Constructed in 1919 at One North Broadway, Tacoma Clinic was replaced by Edgecliff Apartments in 1924. The nomination states: "The Tacoma Clinic/Edgecliff Apartments is eligible for individual listing to the Tacoma Register of Historic Places under Criteria A, B, and C. The Tacoma Clinic/Edgecliff Apartments is significant under Criterion A for its role as one of the region's first private medical clinics. It is significant under Criterion B for its association with Dr. Edward A. Rich, a renowned orthopedic surgeon in Tacoma as well as throughout the Pacific Northwest. The Tacoma Clinic/Edgecliff Apartments is also significant for its association with the architectural firm of Heath, Gove and Bell, the prominent Tacoma-based architecture firm that designed the building's 1924 renovations. The building is largely intact and the addition designed by Heath, Gove & Bell adds to the building's significance".

The Commission voted to forward this property for public comment and additional consideration on July 14, 2010, finding that it appears to meet the Landmarks designation criteria in 13.07.040.

STANDARDS

The property is nominated under the following Tacoma Register Criteria:

- A. Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Is associated with the lives of persons significant in our past; or
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

This is a nomination for the exterior of the existing building.

RECOMMENDATION

A couple of citizens, who are neighbors to Edgecliff Apartments and received the public hearing notice, called to notify staff that the "North" portion of the address was inadvertently left out of the correct address of One North Broadway on the notice form. The other information including the parcel number and name, etc, was correct. If no additional comments are received, Staff recommends that the nomination be forwarded with recommendation for listing to the City Council.

Sample Motion to Recommend Designation:

*"I move that the Landmarks Preservation Commission recommend to City Council that the **Edgecliff Apartments** be included on the Tacoma Register of Historic Places, including the exterior of the existing building at **One North Broadway**, finding that it meets Criteria Cite Criteria of TMC 13.07.040."*

Sample Motion to Deny Designation:

*"I move that the Landmarks Preservation Commission deny the nomination for the **Edgecliff Apartments**, finding that it does not appear to meet the criteria for designation at TMC 13.07.040."*

Sample Motion to Defer:

*"I move that the Landmarks Preservation defer a decision on the nomination of the **Edgecliff Apartments** and that the comment period be extended to the next regular LPC meeting (or state another reason)."*

DESIGN REVIEW

OLD BUSINESS

AGENDA ITEM 4A: 1512 North 9th Street (North Slope Special Review District)

Katherine Haag, Owner; Curtis Morrison, Certified Building Design

BACKGROUND

At the November 12, 2008 meeting, the Commission voted to defer action on the proposal for a rear kitchen addition pending either the outcome of the required variance for setbacks or re-design of the project to comply with the zoning requirement. On July 15, 2010 the variance was approved for side and rear yard setbacks to allow the connection of the 130 square foot rear addition to the existing dwelling with the detached garage. According to the variance decision and recent discussion with the applicant, no changes to the proposal have been made since 2008.

STANDARDS/ANALYSIS

The full November 12, 2008 Staff Report on this proposal is included at the end of this report. Excerpts from the Staff Analysis follows:

Analysis Item 3: The new addition is located on the rear of the house, minimizing the visual impact to the front of the house. Therefore the addition's location meets North Slope Historic District guideline #8, which states that *"additions to contributing buildings are not discouraged but should be located to conceal the new addition's view from the public right of way."*

Analysis Item 5: The new addition's proposed roof pitch is 4 in 12; however the applicant is agreeable to changing the addition's pitch, to meet the North Slope Historic District guideline's range of 5:12 to 12:12. An amendment to the proposed roof pitch from 4 in 12 to 5 in 12 will meet guideline #5, which states that *...slopes of the roofs range between 5:12 to 12:12 or more*. The applicant stated to staff that he would change the slope if the Commission requested a 5:12 pitch; no alternative roof design was submitted with the current application.

At the November 12, 2008 meeting, the Commission determined and/or discussed the following:

- 1) Determined the addition would not compromise the integrity of the existing house;
- 2) Did not finalize the acceptance of the proposed 4:12 roof pitch, which does not meet the North Slope Historic District guidelines for roof pitch ranges between 5:12 to 12:12; the applicant accepted the change to 5:15.

Staff Note: The addition's roof is not a primary roof form, so 5:12 or 4:12 results in little difference.

RECOMMENDATION

Staff recommends adoption of the above and the November 12, 2008 staff analysis as findings, and recommends approval by the Commission.

AGENDA ITEM 4B: 1102 A Street (Tacoma Federal Building)
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Jon Potter representing A Street Associates

BACKGROUND

This item is continued from the July 14, 2010 Commission meeting. The current proposal is to install seasonal outdoor tables, chairs, umbrellas, mobile coffee stand, pavers and landscaping. Additional elements of the proposal at this time and discussed at the ARC meeting on July 21st included fencing and lights. The purpose of the project is to make improvements to the front elevation property and streetscape in that part of the downtown area.

On July 14, 2010, the Commission requested the Applicant to provide a landscape view detailing the proposed furniture, and the hard and softscape elements on the property. The Commission also scheduled an Architectural Review Committee site visit to become familiar with the character of the property.

On July 21, 2010, the Architectural Review Committee conducted a site visit of the property. Attendance at the July 21, 2010 ARC included Commissioners Mark McIntire, Ross Buffington, Ha Pham, Ed Echte, Fred King, and Ken House. George Heidgerken and Jon Potter presented the proposal on the property. Other attendee: John Olson with Historic Tacoma

At the ARC meeting owner George Heidgerken presented the following:

1. The purpose of the proposed exterior front elevation proposal is to clean up the property and streetscape in that area with the intent to improve security, and pedestrian appeal and activity.
2. The current proposal includes outdoor furniture, mobile coffee stand, grading, pavers, and landscaping items such as 3 or 4 additional trees onto the property. The coffee stand would be a seasonal element on the site. In addition, the owner is proposing fencing and lighting as shown in the enclosed plan dated, July 21, 2010.
3. Other items presented and/or mentioned, but are not part of this first phase of projects included doors, windows, possible bike rack or benches, garbage cans, solar panels, cleaning the exterior of the building, repair the steps and entrance, other streetscape items (trees, street lights, etc).

Comments included:

1. Commissioner Pham suggested a shorter fence;
2. Commissioner Buffington asked about the consideration of installing half of the current proposed furniture;
3. Mr. Heidgerken responded about the concern with economic viability of half of the proposed furniture;
4. A landscape view showing the pavers, grading, plantings and other details (i.e. fencing, lighting) of the proposal was recommended.
5. The owners will present the landscape view as well as the light specifications to the Commission at their meeting on July 28, 2010.
6. There was Commission consensus that the owners return to the full Commission with the above recommended items.
7. There were no strong objections made by the ARC other than the above comments, suggestions, and recommendations to see specific elements of the proposal.

A copy of the staff analysis presented on July 14, 2010, is enclosed at the end of this staff report.

Additional Staff Analysis:

1. The proposed fence and the light fixtures were not original features of the historic property, however these elements do not cover or obscure the character defining features of the building, thus meeting Secretary of Interior's Standard for Rehabilitation #2, specifically, for, "The historic character of a property will be retained and preserved. The...alteration of features...that characterize a property will be avoided".

RECOMMENDATION

Staff recommends approval of the above and the July 14, 2010 staff analysis as findings and recommends approval of the proposal.

NEW BUSINESS

AGENDA ITEM 4C: 2106 Pacific Ave (Union Depot / Warehouse Special Review District)

Connie Guffey, Plumb Signs

BACKGROUND

Built in 1906, the Morris-Miller Co./Love, Warren & Monroe Co. Building is a contributing structure located in the Union Depot-Warehouse Special Review District. The District is listed on the Tacoma and National Registers of Historic Places.

This application is to install a new channel letter / logo sign between the fourth and fifth floors in the location of the recently removed Expedia sign. The new sign will measure 2'11" X 10' and will consist of LED illuminated letters mounted to two painted aluminum raceways approximately 9' to 10' in length and anchored to the brick façade using expansion bolts centered on the mortar joints. The specification for the blue and white plexiglass sign is enclosed.

Staff requested the applicant to provide a sample of sign colors and materials at the meeting. In addition, Staff asked the sign company's representative to consider the possibility of removing the "tag line" portion of the proposed sign; there was no response before the final Staff Report was issued.

STANDARDS

Refer to enclosed *Union Depot/Warehouse Design Guidelines* for Signs at the end of Staff Report

Secretary of Interior's Standards for Rehabilitation

Number 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ANALYSIS

1. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to buildings per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
2. Applicable guidelines for consideration of this application include: TMC 13.07.270 for building design and streetscape improvement review in the Union Depot-Warehouse Historic District, specifically Guideline #7 regarding signs.
3. The proposed sign's location and size are consistent with the existing signs on the northeast façade with the size ranging from 1'3" to 3' in height and 7' to 15' in length. The location of the proposed sign appears to meet Union Depot/Warehouse Design Guidelines for Signs, Section 7, b.2, for, "...shall not dominate the building facades or obscure architectural features..." and the size of the proposed sign appears to meet b.2, specifically, for "The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic..."
4. Because the sign is a channel letter sign, Signs, Section 7, c.3, Section of the guidelines, which states that lettering, "...shall not occupy more than 60% of the total sign area...", does not appear to be applicable. However, the first line with the logo portion without the slogan, meets Guideline c.1, for "Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged." Staff requested the sign company's representative to consider the possibility of removing the slogan tag line portion of the sign as tag lines are not typical in the Union Depot District. The representative did not respond to the request prior to the release of the Staff Report.

5. Because the sign is a channel letter sign, guideline d.1, which states, *“Light-colored letters on a dark-colored background are generally required as being more traditional...”* does not appear applicable even though the proposed color of the letters include white and blue.
6. The new sign proposes three colors (use of black on the trim) with simple lettering which meets Guideline d.2., specifically: *“Signs should normally contain not more than three different colors.”*
7. A similar sign was approved by the Commission for the Everest College on the same building in March 2010.
8. The sign will be attached to the building by mounting the sign into the masonry joints which meets Guideline f.3., *“Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.”*
9. The sign is removable from the exterior of the building which meets Secretary of Interior’s Standard #10, for, *“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

RECOMMENDATION

Staff recommends adoption of the staff analysis as findings and recommends approval to the Commission pending samples of the sign materials and colors and response regarding the tag line.

PENDING AGENDA ITEMS

Commission Meetings: August 11, 2010, August 25, 2010, September 11, 2010

STAFF REPORT – NOVEMBER 12, 2008**DESIGN REVIEW****AGENDA ITEM 4A: 1512 North 9th (North Slope Historic District)****BACKGROUND**

Constructed in 1930, this bungalow is a contributing structure located in the North Slope Historic District. The current proposal is to remove the existing northeast elevation rear wall, door, window and wood deck (refer to photo titled, Existing Rear Wall); there will be a new rear addition (9'6" X 13'8") with a new wood casement window (four feet wide and two feet in height), and a new double wood glass French style door (refer to drawing titled, A4 of X) will be added onto the addition's south elevation that opens to the rear yard. There will be a new solid core insulate door without windows added to the garage/new addition wall that opens into the garage from the house. The addition's new siding material will be matched to the lap siding on the house; the window trim will be wood matching the existing trim in size and design; the new roof will be composition with 4 in12 pitch; new paint color will be green with off-white trim. The color sheet will be available at the meeting.

STANDARDS***North Slope Historic District Guidelines***

5. Roof Shapes and Materials. Goal: Utilize traditional roof shapes, pitches, and compatible finish materials on all new structures, porches, additions, and detached outbuildings wherever such elements are visible from the street. Maintain the present roof pitches of existing Pivotal, Primary, and Secondary buildings where such elements are visible from the street. Typically, the existing, historic buildings in the neighborhood either have gable roofs with the slopes of the roofs between 5:12 to 12:12 or more, and with the pitch oriented either parallel to or perpendicular to the public right-of-way, or have hipped roofs with roof slopes somewhat lower. Most roofs also have architectural details, such as cross gables, dormers, and/or widow's walks, to break up the large sloped planes of the roof. Wide roof overhangs, decorative eaves or brackets, and cornices can be creatively used to enhance the appearance of the roof.
6. Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles, or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco-covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.
8. Additional Construction. Goal: Sensitively locate additions, penthouses, buildings systems equipment or roof mounted structures to allow the architectural and historical qualities of the contributing building to be dominant. While additions to contributing buildings in historic districts are not discouraged, they should be located to conceal them from view from the public right-of-way. Some new additions, such as the reconstruction of missing porches or the addition of dormers in the roof, may need to be located on the front facade of the building. When an addition is proposed for the front of the building, appropriate and sensitive designs for such modifications should follow the guidelines for scale, massing, rhythm and materials.

Secretary of Interior's Standards

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ANALYSIS

1. This house is historically significant as a contributing structure in the North Slope Historic District; it is a 1930's era bungalow home. As part of the North Slope Historic District it is listed on the Tacoma, Washington and National Registers of Historic Places.

2. Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The new addition is located on the rear of the house, minimizing the visual impact to the front of the house. Therefore the addition's location meets North Slope Historic District guideline #8, which states that *"additions to contributing buildings are not discouraged but should be located to conceal the new addition's view from the public right of way."*
4. Since the garage will become an attached structure with the new rear addition proposal, it will be subject to setback requirements. However, the application with setback requirements does not appear to represent a conflict with the Historic District's design review guidelines, as required by the Commission to waive the zoning regulations in 13.06.118f. If the Commission does not waive the setback requirements, a variance will be required.
5. The materials and design of the doors, windows (casement) and trim are similar to what was found in the North Slope Historic District. Therefore, the materials meet North Slope Historic District guideline #6, which states that *materials be compatible to respect the visual appearance of the buildings...and buildings were sided with lapped siding... Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials, and New structures should utilize exterior materials similar to those typically found in the neighborhood.*
5. The new addition's proposed roof pitch is 4 in 12; however the applicant is agreeable to changing the addition's Pitch, to meet the North Slope Historic District guideline's range of 5:12 to 12:12. An amendment to the proposed roof pitch from 4 in 12 to 5 in 12 will meet guideline #5, which states that *...slopes of the roofs range between 5:12 to 12:12 or more.* The applicant stated to staff that he would change the slope if the Commission requested a 5:12 pitch; no alternative roof design was submitted with the current application.
6. The purpose of the proposed addition is to increase livable space; an addition on the rear is more appropriate than a proposal that is more visible from the primary elevation. The proposal to remove historic materials includes the wall and window opening and roof, which does not meet Secretary of Interior's Standards No. 2 specifically, *the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.* The removal of historic materials may adversely affect the historic structure, therefore it would not meet Secretary of Interior's Standard No. 9 specifically, *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*
7. The proposal includes installation of lap siding and paint on the new addition which will both (siding and paint color) match the historic structure, meeting North Slope Historic District Guideline #6 for Exterior Materials, *for respecting the visual appearance of the neighborhood and using compatible materials similar to those found in the neighborhood.*

RECOMMENDATION

Staff recommends adoption of the above as findings and recommends that the application be deferred by the Commission pending a decision on the variance application or re-design of the project, so it complies with the zoning requirement.

STAFF REPORT – JULY 14, 2010**AGENDA ITEM 5B: 1102 A Street (Federal Building – US Post Office)**

Jon Potter representing A Street Associates

BACKGROUND

Built in 1908-1910, the Tacoma Federal Building originally housed the U.S. Courthouse, Customs as well as the only remaining user, the US Post Office. The Federal Building is listed on the Tacoma, Washington and National Registers of Historic Places. The current proposal is to install landscape plantings, pavers, and furniture, including an outdoor seasonal mobile coffee stand, onto the private property next to the A Street sidewalk. Modifications include the surrounding hard and softscaping only and will not physically affect the structure.

STANDARDS**Secretary of Interior's Standards**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

ANALYSIS

1. The 1908-1910 constructed Federal Building is historically significant as noted in the nomination narrative, "...[it] is a fine example of the Second Renaissance Revival design style...", and "...the design reflects...the adherence of the Beaux-Arts design tradition as the appropriate mode for federal architecture". The property is listed on the Tacoma, Washington and National Registers of Historic Places.
2. Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this property per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.
3. The light poles and full service restaurant noted or depicted in the design plan are not included with this current proposal.
4. The installation of temporary seasonal chairs, tables, and one coffee stand as well as the proposed boxwood landscaping and stone pavers onto the private property changes the A Street view of the Tacoma Federal Building, however, it does not alter the historic fabric of the building; thus, it appears to meet Secretary of Interior's Standards #1, specifically, for, "*A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships*". In addition, these items are temporary and can be removed without destroying historic building fabric nor does it appear to block pedestrian use of the sidewalk.

RECOMMENDATION

Staff recommends approval of the above as findings and recommends approval of the proposal.

Union Depot/Warehouse Design Guidelines

7. Signs.

a. General.

(1) All new exterior signs and all changes in the appearance of existing exterior signs require Landmarks Preservation Commission approval. This includes changes in message or colors on pre-existing signs.

(2) If there is a conflict between these standards and the requirements in the City's Sign Code, the more strict requirement shall apply.

b. Location and Size of Signs.

(1) Signs shall not dominate the building facades or obscure their architectural features (arches, transom panels, sills, moldings, cornices, windows, etc.).

(2) The size of signs and individual letters shall be of appropriate scale for pedestrians and slow-moving traffic.

Projecting signs shall generally not exceed nine square feet on first floor level.

(3) Signs on adjacent storefronts shall be coordinated in height and proportion. Use of a continuous sign band extending over adjacent shops within the same building is encouraged as a unifying element.

(4) Portable reader board signs located on sidewalks, driveways, or in parking lots are prohibited.

(5) Existing historic wall signs are a contributing element within the district and should be restored or preserved in place. New wall signs shall generally be discouraged.

c. Messages and Lettering Signs.

(1) Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.

(2) Lettering should be of a traditional block or curvilinear style which is easy to read and compatible with the style of the building. No more than two different styles should be used on the same sign.

(3) Letters shall be carefully formed and properly spaced so as to be neat and uncluttered.

Generally, no more than 60 percent of the total sign area shall be occupied by lettering.

(4) Lettering shall be generally flat or raised.

d. Color.

(1) Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes.

(2) Colors shall be chosen to complement, not clash with, the facade color of the building.

Signs should normally contain not more than three different colors.

e. Materials and Illumination

(1) Use of durable and traditional materials (metal and wood) is strongly encouraged. All new signs shall be prepared in a professional manner.

(2) In general, illumination shall be external, non-flashing, and non-glare.

(3) Internal illumination is generally discouraged, but may be appropriate in certain circumstances, such as:

(i) Individual back-lit letters silhouetted against a softly illuminated wall.

(ii) Individual letters with translucent faces, containing soft lighting elements inside each letter. Metal-faced box signs with cut-out letters and soft-glow fluorescent tubes.

(iii) However, such signs are generally suitable only on contemporary buildings.

(4) Neon signs may be permitted in exceptional cases where they are custom-designed to be compatible with the building's historic and architectural character.

f. Other Stylistic Points

(1) The shape of a projecting sign shall be compatible with the period of the building to which it is affixed, and shall harmonize with the lettering and symbols chosen for it.

(2) Supporting brackets for projecting signs should complement the sign design, and not overwhelm or clash with it. They must be adequately engineered to support the intended load, and generally should conform to a 2:3 vertical-horizontal proportion.

(3) Screw holes must be drilled at points where the fasteners will enter masonry joints to avoid damaging bricks, etc.

Landmarks Preservation Commission

Tacoma Community and Economic Development Department



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

TACOMA REGISTER OF HISTORIC PLACES NOMINATION FORM

This form is required to nominate properties to the Tacoma Register of Historic Places per Tacoma Municipal Code 13.07.050. Type all entries and complete all applicable sections. Contact the Historic Preservation Officer with any questions at 253-591-5220.

PART 1: PROPERTY INFORMATION (for 'HELP' press the F1 key)

Property Name	
Historic <u>Tacoma Clinic</u>	Common <u>Edgecliff Apartments</u>
Location	
Street Address <u>One North Broadway</u>	Zip <u>98403</u>
Parcel No(s). <u>2030100070</u>	Legal Description and Plat or Addition: <u>NEW TACOMA L 15 THRU 17 B 3010</u>
Nominated Elements	
Please indicate below significant elements of the property that are included in the nomination by checking the appropriate box(es) below. These elements should be described specifically in the narrative section of this form.	
<input checked="" type="checkbox"/> Principal Structure	<input type="checkbox"/> Site
<input checked="" type="checkbox"/> Historic Additions	<input type="checkbox"/> Historic Landscaping, Fencing, Walkways, etc.
<input type="checkbox"/> Ancillary Buildings/Outbuildings	<input checked="" type="checkbox"/> Interior Spaces/Other (inventory in narrative)
Owner of Property	
Name <u>Edgecliff Tacoma LLC</u>	
Address <u>923 N. Yakima Avenue</u>	City <u>Tacoma</u> State <u>WA</u> Zip <u>98403</u>
Is the owner the sponsor of this nomination?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Form Preparer	
Name/Title <u>Katie Chase & Michael Sullivan</u>	Company/Organization <u>Artifacts Consulting, Inc.</u>
Address <u>201 N. Yakima Avenue</u>	City <u>Tacoma</u> State <u>WA</u> Zip <u>98403</u>
Phone <u>253.572.4599</u>	Email <u>kchase@artifacts-inc.com</u>
Nomination Checklist—Attachments	
<input checked="" type="checkbox"/> \$100 Filing Fee (payable to City Treasurer)	<input checked="" type="checkbox"/> Continuation Sheets
<input checked="" type="checkbox"/> Site Map (REQUIRED)	<input type="checkbox"/> Historical Plans
<input checked="" type="checkbox"/> Photographs (REQUIRED): <i>please label or caption photographs and include a photography index</i>	<input type="checkbox"/> Other (please indicate): _____
<input checked="" type="checkbox"/> Last Deed of Title (REQUIRED): <i>this document can usually be obtained for little or no cost from a titling company</i>	
	FOR OFFICE USE Date Received _____ Fee Paid _____

11/2008

Nominations to the Tacoma Register of Historic Places are processed according to the procedures and standards described in TMC 1.42 and 13.07. Submittal of a nomination form does not obligate the City to place a property on the Register or to extend financial incentives to a property owner. Documents submitted become public record. Additional requirements may be imposed by other City, state or federal regulations.

Narrative (continued)

PART 2: PHYSICAL DESCRIPTION

Extent of Changes

Please summarize the changes to plan, original cladding, windows, interior and other significant elements by selecting the choices below. If the property has been previously documented, these may be indicated on the Washington State Historic Property Inventory Form. These changes should be described specifically in the narrative section of this form.

	Original Materials Intact			Original Materials Intact	
Plan (i.e.: no additions to footprint , relocation of walls, or roof plan)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Interior (woodwork, finishes, flooring, fixtures)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Original cladding	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Other elements (main 3 rd floor corridor)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Windows (no replacement windows or replacement sashes)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			

Physical Description Narrative

Describe in detail the present and original (if known) physical appearance, condition and architectural characteristics (use continuation sheets if necessary).

Please see continuation sheets.

PART 3: HISTORICAL OR CULTURAL SIGNIFICANCE

Criteria for Designation

Tacoma Municipal Code recognizes six criteria of eligibility for inclusion on the Tacoma Register of Historic Places. Please select any that apply to this property, for which there is documentary evidence included in this nomination form.

- A Is associated with events that have made a significant contribution to the broad patterns of our history; or
- B Is associated with the lives of persons significant in our past; or
- C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D Has yielded or may be likely to yield, information important in prehistory or history; or
- E Is part of, adjacent to, or related to an existing or proposed historic district, square, park, or other distinctive area which should be redeveloped or preserved according to a plan based on a historic, cultural, or architectural motif; or
- F Owing to its unique location or singular physical characteristics, represents an established and familiar visual feature of the neighborhood or City.

Historical Data (if known)

Date(s) of Construction 1919 Other Date(s) of Significance 1919-1924; 1924
Architect (s) Heath, Gove & Bell (addition) Builder _____ Engineer _____

Statement of Significance

Describe in detail the chronological history of the property and how it meets the criteria for the Register of Historic Places. Please provide a summary in the first paragraph (use continuation sheets if necessary). If using a Multiple Property Nomination that is already on record, or another historical context narrative, please reference it by name and source.

Please see continuation sheets.

Physical Description Narrative (continued)

Setting

Built in 1919, the Tacoma Clinic/Edgecliff Apartments is located just south of the Stadium-Seminary Historic District in Tacoma. With the main entrance on Broadway, the Tacoma Clinic/Edgecliff Apartments is situated between North E Street and North Broadway Street along Division Avenue on a sloping polygonal lot. A modern office building is present to the north. The Tacoma Clinic/Edgecliff Apartments is a four-story, French Renaissance structure with an irregular-shape plan.

The topography in this part of Tacoma is hilly. The grade slopes down from west to east as evidenced in the change in elevation of the building on these facades. Geographically, the site is oriented approximately south-west/northeast (front and rear facades, respectively). For the purpose of this nomination, the building's North Broadway Street facade is south and the North E Street facade north. The North E Street (north) facade is the basis for building levels. Therefore, the street-level North E Street facade is the first story, and the street-level Broadway facade is the third story. The building is four stories tall on the north facade and two stories on the south. The 17,412 square foot, four-story building is constructed of concrete, brick, and hollow clay tile.

Building Exterior

FOUNDATION

The building rises from a poured concrete foundation. No overt signs of deterioration are evident, such as cracking at the upper stories or uneven settlement.

EXTERIOR WALLS

The core structure on the north, south, and east facades is comprised of brick masonry and poured concrete on the first, second, and third floors, with wood framing on the fourth floor. The west facade's core structure is comprised of clay tile and poured concrete on the lower three stories, with wood framing on the upper story. The first floor, a daylight basement accessed at street-level from both Division and North E Streets, is distinguished by walls of smoothly finished poured concrete. A concrete beltcourse separates the first floor from the second floor. Brick cladding featuring combed bricks in a diagonal bond with flush mortar joints marks the second and third floors of the west, south, and east facades, while combed clay tiles are present on the north facade. The fourth floor is differentiated from the other floors by vinyl siding on the south and west facades. A wood frame with a sill separates the fourth floor from the lower floors on the north and east facades. These fourth floor facades feature wood sheathing over the studs with metal lath and painted, trowel finished, stucco cladding with wood faux-half timbering defining panels. A wooden beltcourse marks the division between the original lower stories and the fourth floor addition on the north and east facades.

The south and east facades each feature a set of two slightly recessed brick panels. The panels stretch from a single course of brick soldiers at the window-sill level of the second floor to a final course of brick soldiers at the window-header level of the third floor. The panels primarily mark windowless sections of the building's facade, but the south panel on the east facade features one window. Brick quoins accent the primary corners of the building on all four facades, stretching up to the demarcation between the third and fourth floors. All the first-floor windows are recessed within the poured concrete walls, which creates a deep window sill. A single course of brick soldiers form a header over each bank of windows and any secondary entrances on the third

Physical Description Narrative (continued)

floor of each facade. Concrete sills punctuate the second- and third-floor windows on all four facades. The fourth-floor windows are marked by wood sills on all four facades.

Three of the building's floors are visible on the south (Broadway) facade, which features the building's primary entrance on the third floor at street level. A poured concrete retaining wall traverses the length of the west facade and wraps around the southwest corner of the building, behind which a walkway provides daylighting and access to second-floor apartment units on this facade.

All four floors are visible on the east (Division) facade. Banks of French doors are present on the third and fourth floors of the south facade. Three cast iron balconets are present beneath three of the facade's French doors. A cast iron fire escape extends from the second floor to the fourth floor. The southeast corner of the building is clipping, enhancing the building's prominent presence at the corner of Division and North E Streets. The north (North E) facade features all four floors fully and street-level access to the building.

All four floors are visible on the west facade, which looks out onto the building's parking lot. The north facade features a recessed bay between projecting bays to the east and west.

The overall condition of all four facades remains good. The first three floors of all four facades remain much as they were originally constructed, retaining their historic cladding and fenestration. The building's renovation in 1924, from use as a clinic to an apartment building, altered the roof line and upper story. Originally, the building featured a steeply pitched hip roof with deck, punctuated by alternating steep gable and shed dormers. The changes to the building allowed for the addition of a full upper (fourth) story capped with a low-pitched hip roof with deck. Vinyl siding has replaced the original fourth-floor cladding on the west and south facades. It is unclear whether the north and east facades still feature original fourth-floor cladding. The cladding appears to be wood sheathing over the studs with metal lath and painted, trowel-finished, stucco cladding with wood faux-half timbering defining panels. This cladding is cracked and damaged in some places, and it appears that sheet metal has been nailed to cover the damage and painted to match the wall. Added metal gutters, drainage pipes, air vents, wiring, and conduit appear on all four facades. Non-historic mechanical units appear on the south facade on the second floor and the north facade on the first floor. A metal ladder anchored on the slope of the hip roof extends down to just above the second floor on the south facade. A wooden deck constructed 2 x 4 timbers is present along the recessed bay at the second floor on the north facade. It is unclear whether this deck is original to the building.

WINDOWS

The building features wood sash, casement, and fixed windows. All first-floor windows reside slightly recessed within the concrete walls creating deep sills. Deep concrete sills punctuate the second- and third-floor windows, while the fourth-floor windows feature wood sills. The south and east facades exhibit the greatest variety in window types. The south facade features two window groupings on the second floor, which consist of a larger five-over-one fixed pane window flanked by two smaller two-over-one sash with stile extension on upper sash below meeting rail with decoratively curved form. A similar set of window groupings is present on either side of the central entrance on the third floor, consisting of a larger fixed pane window flanked by two smaller two-over-one sash with a similar stile extension. Two additional groupings are present on the fourth floor, only these configurations include a larger six-over-one sash flanked by two smaller two-over-one sash. A three-over-one sash separates these two groupings and marks the north and south ends of the fourth floor. A

Physical Description Narrative (continued)

4-lite hopper completes the window types on the west facade and marks the south end of the third floor. The east facade features window groupings in three defined sections, divided by the recessed brick panels. The south end of this elevation features the window grouping consisting of a larger fixed pane window flanked by two smaller two-over-one sash with a decorative stile extension at the second and third floor. A grouping on the fourth floor has a similar configuration; but, the large center window is a six-over-one sash, and the side windows are simpler versions of the two-over-one sash. The central section of windows includes a series of paired two-over-one sash on the fourth floor. The north end window of the central pair of this grouping is actually a one-over-one casement window that serves as the egress for the fourth floor to the fire escape. The central section of windows on the second and third floors features banks of 12-lite French doors and 12-lite fixed windows to mimic the French doors. The north end of the south facade is marked by paired four-over-one sash windows on each floor. A three-over-one sash is also present on the first floor. Decorative stile extensions are present on the first-, second-, and third-floor windows. Two sets of polygonal-shaped windows, matching the slope of the property, are present in the retaining wall below the east facade's second-floor entrance, providing daylight to a first-floor entryway.

The north and west facades feature primarily three-over-one and four-over one double-sash windows, with few exceptions. Two 4-lite hopper windows are present in each of the two recessed entryways on the first floor of the north facade. Two additional hopper windows, a 4-lite and 6-lite, are also present on the first floor on the west facade. A casement window on the third floor mimics the four-over-one sash windows that flank it on the west facade.

The building retains its historic window openings, frames, casings, sash, and, in many instances, its glazing. All frames, casings, and sash demonstrate common condition issues, such as peeling paint. It appears that much of the original window hardware may be present as well.

ROOF

A low-pitch hipped roof with a deck shelters the building. A brick chimney with a metal flue rises from the west end of the roof. A modern skylight replaced the original wire and glass skylight capping the building's light well in 2000.

ENTRANCES

The primary entrance to the building is present at the third-floor (Broadway Street) level on the south facade. The entrance features a set of possibly historic 1-lite French doors below a transom. The entry is recessed under a projecting rounded brick archway and is reached by poured concrete steps, which feature flanking poured concrete and combed brick balustrades with wrought iron railings. Alaska Tokeen marble wainscoting and molding punctuate the recessed entry. Stained and varnished quarter-sawn oak paneling and molding cover the upper portions of the vestibule walls, as well as the ceiling. An original wrought iron light fixture with a glass globe hangs above the entrance. The entrance's high level of finish, coupled with its level of public visibility and role as the primary entrance to the during its use as the Tacoma Clinic and later the Edgecliff Apartments, adds to the building's significance.

Two secondary entrances are present on the south facade. The first is located on the second floor directly below the main entrance. Framed for a double door, the entry features a 1-lite wood door covered by a wood

Physical Description Narrative (continued)

frame screen door. Vertical T-1-11 siding fills in the remaining portion of the door opening. The other secondary entrance is located at the west end of the third floor. A poured concrete ramp flanked by pipe railings leads to the 1-lite paneled door. A door header of brick soldiers marks both secondary entrances on this facade. Two secondary entrances are located on the first-floor level on the east facade and serve as entrances to specific apartment units. One features a paneled door while the other features a fiberglass door.

Three secondary entrances are present on the first-floor level on the north facade. Two of these entrances are located at the east and west ends of a recessed alcove, accessed by a short set of poured concrete steps leading to a landing with a pipe railing. Both entrances feature 1-lite paneled doors. The third entrance on this facade is also located within a recessed alcove and is reached by a sloping poured concrete ramp that begins at the sidewalk. The ramp leads to a wide set of double doors, each with three 9-lite horizontal recessed panels.

The west facade also features a secondary entrance, which provides access to the parking lot west of the building. A sidewalk leads south from the sidewalk parallel with North E Street to three poured concrete steps at the northwest corner of the building. The sidewalk runs the length of the north projection of the west facade. The entrance is accessed via the sidewalk.

Building Interior

FIRST FLOOR (NORTH E STREET)

The first floor, accessed via North E Street, Division Street, and the parking lot to the west of the building, contains apartment units, as well as the building's boiler and workrooms. Four of the five units feature private exterior entrances, three of which also have entrances from an interior corridor. A 1-lite fiberglass door on the east facade opens into a small entryway room, where the building's electrical meters are located, as well as an entrance to one unit. A set of 1-lite three-panel French doors lead from this room to the floor's main corridor. This corridor provides access to units, a storage room, and the stairwell leading to the second floor. A doorway located in the stairwell provides access to the floor's mechanical rooms. The boiler room, separated from the workroom by a historic fire door, leads into a small corridor. The work and storage room is south of the corridor. A wide set of 9-lite three-panel French doors provides access from the corridor out to North E Street. A small apartment unit, only accessed from a private entrance on the west facade, is located in the northwest corner of the building. Historic detailing on this floor includes historic door surrounds, baseboards, and a few instances of historic door hardware.

SECOND FLOOR

The second floor, accessed via Division Street, only contains apartment units. A set of wood 10-lite French doors on the east facade provide street-access to the building. This entrance leads to this floor's main corridor. This corridor provides access to many of the apartment units on this floor. One unit features an exterior entrance on the south facade.

THIRD FLOOR (BROADWAY)

The third floor, accessed via Broadway and Division streets, contains the building's main lobby and several apartment units. A small vestibule at the Broadway entrance features the building's historic directory, where

Physical Description Narrative (continued)

visitors could notify an occupant of their presence. The vestibule served as the primary entrance to the Tacoma Clinic, receiving patients and visitors to the clinic. This original and intact feature adds to the building's overall significance. The main corridor leads to an open stairwell and features painted wood baseboards, wainscoting, plate rails, and crown molding. This corridor is largely intact with changes limited to additional coats of paint on the walls and trim. A small nook off the corridor holds the buildings mailboxes, which feature a brass plate with punched out detailing. Painted wood baseboards, chair rail, and picture molding are present in the secondary corridors of this floor. Painted wood doors, relites, mark the entrances to individual units and door surrounds. The historic wood doors appear altered; they may have originally been 1-lite paneled doors. Wood panels replace the glazing in the relights. Historic hardware for the doors and relites are present for some units.

FOURTH FLOOR

The fourth floor, accessed from the building's main interior stairwell, contains apartment units. Painted wood baseboards, chair rail, and picture molding are present throughout this floor's corridors.

STAIRWAYS

Stairways within the building provide access from the first floor through the fourth floor to residents and visitors. The primary stairway provides access to the second, third, and fourth floors. The stairs consist of a quarter-turn stairway. Although originally open between the second and third floor, walls enclose the stairway for fire safety purposes. Despite the addition of these new walls to enclose the stairwell, the second floor retains the original newel post and curtail step, visible from the corridors adjacent to the stairway. The stairway maintains an open and airy feeling between the third and fourth floors, retaining the painted wood original newel posts, newel cap, wall string, chair rail, and enclosed railing. All levels of this stairway feature oak handrails. A modern hipped skylight with metal ribs and light well, replacing the historic wire glass skylight, provides natural light to the stairway and third and fourth floors.

A second stairway, located in the southwest corner of the building, consists of an enclosed straight-run stair between the first and second floor. The stairway features two oak handrails.

TYPICAL APARTMENT UNIT FEATURES

Although configurations vary, typical features appear in units throughout the building. In many instances, units retain original wood baseboards, doors, door and window surrounds, and crown molding. Original narrow strip oak flooring persists through many of the units. Bathroom tile work includes small rectangular tiling arranged in a checkerboard pattern and baseboards of enamel-glazed tiles. Many units feature original clawfoot tubs and wall-hung bathroom sinks. Unit kitchens vary in size but typically include wood cabinetry, hexagonal tile countertops, and decorative enamel-glazed tile work. Kitchen sinks range from large wall-hung sinks to inset within counters. According to the owner, the units historically featured Murphy beds, which folded up into a unit's closet, allowing for a larger living space during the day. Light fixtures vary from historic pendant lights with glass shades to contemporary ceiling fans.

Physical Description Narrative (continued)

BUILDING SYSTEMS

A large boiler room is present on the first floor and currently houses the building's modern hot water heater system. Individual apartment units retain their own radiators for heat.

Alterations

The primary alteration to the building occurred in 1924 with the renovation from use as a clinic to a thirty-unit apartment building. Designed by the renowned Tacoma architecture firm – Heath, Gove & Bell – the renovation altered the roof line and upper story of all four facades, as well as the interior configuration of the building. Originally, the building featured a steeply pitched hip roof with deck, punctuated by alternating steep gable and shed dormers. The changes to the building allowed for the addition of a full upper (fourth) story capped with a low-pitched hip roof with deck. The building's original use as a clinic featured a reception room, individual doctor's offices, rooms for patient care and medical procedures, and private rooms for patients. Despite the addition of new walls to enclose some areas to define individual units and provide privacy for occupants, the conversions to apartment units heavily utilized the existing configurations.

Statement of Significance Narrative (continued)

The Tacoma Clinic/Edgecliff Apartments is eligible for individual listing to the Tacoma Register of Historic Places under Criteria A, B and C. The Tacoma Clinic/Edgecliff Apartments is significant under Criterion A for its role as one of the region's first private medical clinics. It is significant under Criterion B for its association with Dr. Edward A. Rich, a renowned orthopedic surgeon in Tacoma as well as throughout the Pacific Northwest. The Tacoma Clinic/Edgecliff Apartments is also significant for its association with the architectural firm of Heath, Gove & Bell, the prominent Tacoma-based architecture firm that designed the building's 1924 renovations. The building is largely intact and the addition designed by Heath, Gove & Bell adds to the building's significance.

Built as a clinic in 1919 by Dr. Edward A. Rich, a distinguished Tacoma orthopedic surgeon, the building later served as an apartment building. Rich purchased the site in 1917 intending to build a five- or six-story brick-and-mortar constructed apartment building to contain one- and two-room units. At the time of Rich's purchase, the lot contained a small frame cottage.¹

The four-story irregular shaped building is situated on a sloping polygonal corner lot. North E Street defines the property to the north, Division Avenue to the east, and North Broadway Street to the south. Although there are entrances on all four facades of the building, the Broadway Street facade features the primary entrance.

Constructed as a three-and-one-half story medical clinic, the concrete and tile building was converted into a thirty-unit apartment building, designed by Heath, Gove & Bell, in 1924. The alterations to the building consisted of raising the roof to create a full fourth story and re-organizing the interior to accommodate the apartment units of varying configurations. The 1924 modifications to the Tacoma Clinic were in response to the disincorporation of the Tacoma Clinic following the physicians' decision to practice separately. Despite the alterations from its conversion into apartment units, the building retains its original form.

Historic Development of Tacoma's Downtown

Like many cities and towns across the west, Tacoma's non-native origins began with the railroad. In 1873, the trans-continental Northern Pacific Railroad (NP) announced that it would locate its western terminus on Commencement Bay. Selected as the end of the line for the NP western terminus, Tacoma City, with its proximity to the overland route across the Cascade Range and the convenience of a deep-water port facility, anticipated significant economic and population growth and prosperity. However, instead of locating the terminus in Tacoma City, the NP chose to create a town called New Tacoma on property closer to the head of the bay, initiating a rivalry between Tacoma City (Old Tacoma) and New Tacoma. The land owned by the Tacoma Land Company, the NP's property development firm, which included two miles of waterfront and 2,700 acres, would become downtown Tacoma. In 1884, the Old and New Tacoma united as one city, Tacoma. Despite financial issues faced by the NP, the railroad route was completed in 1887, connecting Tacoma with St. Paul.

The Tacoma Land Company controlled much of the city's development and land use and insisted on specific land uses before it sold any of its land for development. This requirement essentially created districts within the city defined by use (e.g. the wholesale warehouse district, industrial district, business district). Tacoma experienced two periods of intensive building: 1888–1892 and 1902–1912. Tacoma, like the rest of the country, experienced a severe economic depression following the panic of 1893, but the city rebounded for its biggest building boom in the 1900s. Tacoma's population saw significant growth between 1900 and 1910, growing

Statement of Significance Narrative (continued)

from 37,714 to 83,743 residents. Growth continued through the 1910s; and, by 1920, the population was 96,743.² The city's prosperity was evident in its bustling business district and an increase in residential neighborhood development. Downtown Tacoma's location on the bluff overlooking the harbor captured dramatic viewpoints of the water and the Cascades, particularly Mount Rainier, and created a distinct presence within the city.

Residential neighborhood developed increased to the west and north of New Tacoma as the Tacoma Land Company gradually released the land it possessed. The neighborhood now identified as the Stadium-Seminary Historic District was the last north end suburban area to be developed. The area of land between downtown and this last northern suburban, originally a residential area, became a transitional zone containing a mixture of multiple family dwellings and commercial structures in addition to vacant lots. During this period of development, the Tacoma Land Company developed plans for a tourist hotel in order to capitalize on tourists headed towards Alaska. However, the economic panic of the 1890s dashed the company's hopes for a hotel, and the partially completed building became a warehouse until a fire gutted it in 1898. The Tacoma School District then purchased the building for conversion into a school. Architect Frederick Heath redesigned the building and now the school, Stadium High School, serves as a visual anchor for the neighborhood.³

Although generally a product of the 1888–1892 building boom, the Stadium-Seminary District featured a second growth period between 1900 and 1915. Buildings constructed in the district during this period display a greater variety in architectural styles. Construction continued in the district, just north of downtown, well into the 1920s through the first years of the depression of 1929, reflecting the national building boom following the end of World War I.

Dr. Edward A. Rich

Dr. Edward A. Rich was born on August 19, 1876 in Saginaw, Michigan to William T. Rich and Mary Louise (DeMars) Rich. He worked for his father, a publisher, while he attended Hamline University in St. Paul, Minnesota, where he received his Bachelor of Arts degree. He taught briefly at the University of Minnesota before attending medical school at Philadelphia's Jefferson Medical College, from which he received his MD in 1901. He completed his internship at St. Joseph's Hospital in St. Paul and then moved to Brigham, Utah, where he practiced medicine until 1906. He married Ethelwyn Innis on January 1, 1906. Rich then lived for eighteen months in Berlin, Germany, where he served as an assistant to Dr. Albert Hoffa, a renowned orthopedic surgeon.

Upon his return to the United States in 1908, Rich moved to Tacoma, Washington, opening offices in both Tacoma and Portland, Oregon. The Riches commissioned the architectural firm of Heath & Gove to design a home for them at 2701 North Junett Street in Tacoma. The Riches continued to own and occupy the home until 1933 while raising their three children – Edward DeMars, Richard Innis, and Merrill S. An engaged member of the Tacoma community, Rich participated in several social, political, and charitable activities. He was a member of the Union Club, Rotary Club, University Club, Tacoma Yacht Club, and American Legion, as well as the Knights Templar and the Nobles of the Mystic Shrine. Additionally, Rich worked with the Federation of Social Agencies and served as Director of the Y.M.C.A. He even held the office of Commissioner of Health in Tacoma between 1915 and 1916, instituting milk and meat inspections. His practice continued to grow and, by 1916, extended over the northwest in Oregon, Washington, and a section of western Canada.⁴

Following the U.S. entry into World War I, Rich enlisted in the United States Medical Corps in 1917. Rich had

Statement of Significance Narrative (continued)

previously served with the Red Cross, third division hospital at Chattanooga, Tennessee, during the Spanish-American War. Appointed Chief of Orthopedic Service at Camp Lewis, near Tacoma, during World War I, Rich served in that position between November 1917 and February 1918. Rich then received a promotion to Supervising Orthopedic Surgeon for the U.S. Army in Washington, D.C., for all American training camps until June 1919. At the close of the war, Rich was chief of the surgical service of General Hospital No. 29 at Fort Snelling, near Minneapolis, Minnesota. By 1929, Rich was Colonel Medical Reserve and Commanding Officer of the U.S. General Hospital No. 141.⁵

Upon the end of the war and his return to Tacoma, Rich continued his medical practice. His specialty in the field of orthopedic surgery was particularly in demand following the war. He received recognition for his surgical work by the Fellow American College of Surgeons and went on to organize the Tacoma Surgical Club. His work as an orthopedic surgeon was renowned both in Tacoma and throughout the northwest:

He was a pioneer in the field of orthopedic surgery in the northwest and his ability in that direction has gained him distinction that has made him well known not only in the Puget Sound country, but to a large extent over the west.⁶

In addition to his own private practice, he was a member of the surgical staffs of the Northern Pacific, county, St. Joseph's, and Tacoma General hospitals. Rich, along with several other physicians, established a medical clinic, temporarily housed in the Fidelity Building in downtown Tacoma. In 1919, Rich commissioned the construction of a three-and-one-half story building to house his own reconstructive clinic, as well as a medical and surgical clinic, known as the Rich Reconstructive and Tacoma Medical and Surgical Clinic or the Tacoma Clinic, for short.

Rich continued his professional practice and community involvement until his tragic death in 1933 at only fifty-six years of age. A member of the Tacoma Yacht Club, Rich had just refilled the fuel tanks of his vessel, the *Argosy*, moored in the Tacoma Yacht Club basin, and was repairing a gas line link below decks when the boat abruptly exploded. A spark from an electric light generating was the presumed cause of the explosion. The blast blew the cabin of the *Argosy*, filled with approximately 1,000 gallons of gasoline, roughly 15 feet in the air. Rich, pulled to safety from the burning cruiser by Allan Teitge and Wallace Hamilton, the yacht club caretaker, miraculously survived the explosion, which damaged three other docked boats. Teitge and Mrs. Rich rushed Rich to the hospital where he received treatment for burns and shock. Rich suffered severe burns on his head, hands, and back. Despite the efforts of his physicians at Tacoma General Hospital, Rich succumbed to his injuries on March 22, 1933. Rich was survived by his wife, Ethelwyn, and his three children.

Development of Rich Reconstructive and Tacoma Medical and Surgical Clinic

Construction on the three-and-one-half story structure at Division, Broadway, and Cliff (now North E Street) Avenue began in mid-1919 for a minimum cost of \$40,000.⁷ Final construction costs for the building reached \$75,000.⁸ Rich established the clinic to diagnose and treat patients, with an emphasis on chronic and complicated illnesses. On the purpose and mission behind the institution, Dr. Rich stated,

We have planned an institution for the middle class. The rich may always be cared for. They can go to distant clinics for assistance. The poor have charity to which to turn. But for the great group of middle to which most of us belong there has been no place for examination and diagnosis of this character in

Statement of Significance Narrative (continued)

the Northwest. We have brought together men from the entire field of medicine and surgery, each of them limiting his practice to one specialty now. We are here to serve, to make men and women whole and well and strong. And we hope to see Tacoma a center for research work through our efforts and of her other medical and surgical men.⁹

The Tacoma Clinic, which included the Rich Reconstructive Clinic, opened its doors for business in December 1919 with a staff of twelve medical experts in addition to laboratory workers, nurses, and assistants working in conjunction with the Rich Reconstructive Clinic.¹⁰ The first patient who received an operation at the clinic was Emil Nicolay of Bengough, Saskatchewan, Canada.¹¹

The clinic continued to grow; in its first year, the clinic added six additional medical experts to its staff, requiring alterations to the building in order to accommodate them. By 1923, the Tacoma Clinic received recognition as a preeminent medical center in the Pacific Northwest at a time when the concept of private group practice was still quite new. Attributed to the Mayo Brothers of the renowned Mayo Clinic, the movement towards private group practice began in the early part of the twentieth century. Dr. William J. May detailed its value in a 1910 address:

As we grow in learning, we more justly appreciate our dependence upon each other. The sum-total of medical knowledge is now so great and wide-spreading that it would be futile for one man to attempt to acquire, or for any one man to assume that he has, even a good working knowledge of any large part of the whole. The very necessities of the case are driving practitioners into cooperation. The best interest of the patient is the only interest to be considered, and in order that the sick may have the benefit of advancing knowledge, union of forces is necessary.¹²

The Tacoma Clinic Becomes the Edgecliff Apartments

Despite the successes of the Tacoma Clinic, the group practice disbanded in July 1924, but many of the clinic's physicians continued their own practices in downtown Tacoma. Following the disincorporation of the clinic, Dr. Rich returned to his original idea for the building by renovating the structure into an apartment building. At the time of Rich's original purchase of the land, the property was highly desired for its proximity to downtown, as well as its unobstructed view of both Commencement Bay and Mount Rainier.¹³ Shortly following the closure of the clinic, Rich hired the architectural firm that designed his own home – Heath, Gove & Bell – to redesign the building into a thirty-unit apartment building. The total costs for the renovation reached \$105,000.¹⁴ Edward Young served as the contractor for the project.

The apartment building, owned by Rich's Richaven Company, featured thirty apartment units, of which no two were alike, varying in size and unit type. The units ranged from single-room studios with a kitchen, bath, and dressing area to larger units with multiple rooms. Each kitchen featured a window and custom cabinetry. The decorative detailing extended throughout the individual units and the common areas. The Richaven Company procured prominent Tacoma residents for many of its units before the completion of the building's renovations in January 1925.¹⁵

Heath, Gove & Bell

Previously commissioned by Rich to design his home on North Junett, the architectural firm of Heath, Gove &

Statement of Significance Narrative (continued)

Bell designed the reconstruction of the building on North Broadway from a health clinic into a thirty-unit apartment building.

Frederick Heath, born in LaCrosse, Wisconsin on April 15, 1861, began his career as an architect in the office of Warren H. Hayes in Minneapolis, Minnesota. After twelve years with Hayes' firm, Heath moved out west to Tacoma in 1893, establishing an architectural partnership with A.J. Russell.¹⁶ By 1901, he had established his own firm, with offices originally in the old California Building and later the Fidelity Building. He served as the official school architect for the city of Tacoma and designed and supervised the construction of several prominent buildings in the city: the Rhodes Brothers department store, the Warburton Building, the Sheard Block, the York residence, and, perhaps most notably, the dramatic Stadium High School.

Heath's notoriety also extended to building construction methods. After five years of litigation, the U.S. Patent Office awarded Heath a U.S. patent in 1917 for his invention of "Heath unit tiles," a new method of wall construction:

The blocks are made in full width and half widths so that the mason can break the joints in laying the wall. The void spaces in the blocks are so located that when the wall is built the webs forming the sides of the void spaces will lie always in vertical lines to make what are term 'tiers of strain-resisting sections.'¹⁷

At the time of the patent, the unit tiles received praise for their cheapness in construction. The tiles featured 42 percent less weight in material yet equal strength in comparison to the common brick.¹⁸ The economy of this new building construction method was particularly timely following the end of World War I and the extensive rebuilding efforts underway throughout Europe.

Fellow architect George Gove joined Heath in 1911, establishing the firm of Heath & Gove, with offices first in the National Realty building and later known as the Puget Sound Bank Building. Gove, born in Rochester, Minnesota on August 28, 1869, studied architecture in Paris, France and arrived in Tacoma in 1908.

The firm of Heath & Gove conducted much of its work in Tacoma but also completed projects throughout Washington State, including Masonic halls in Pasco, Yakima, and Cle Elum, as well as residences in Prosser and in California (Griffith Park Memorial Stadium, Los Angeles) and Alaska (Alaska Pioneers' Home, Sitka). In 1914, Heath & Gove added another partner, Herbert Bell, to the firm. Although the firm name remained the same for some time, Heath & Gove added Bell's name to the stationary and office door.¹⁹ Bell, born in 1884, was born and raised in Tacoma, graduating from Tacoma High School. He studied architecture at the National Academy of Design in New York and returned to Tacoma as an assistant to Frederick Heath before earning his place as partner in the firm.

Although known throughout the west, the firm was most prominent and prolific in Tacoma, designing several schools, churches, civic buildings, apartment buildings, and residences for notable Tacoma citizens. Heath, Gove & Bell designed the Hawthorne School, Northeast Tacoma School, Oakland Elementary, Grant School, Lincoln Park High School, and Park Avenue School. Examples of its church designs include St. Ann's Catholic Church, Sixth Avenue Baptist, Trinity Methodist, and Bethany Presbyterian Church. William R. Rust and Judge Edward E. Cushman both commissioned the firm to design their private residences. Civic buildings, such as the Pierce County Court House and Pierce County Juvenile Detention Center, feature the firm's designs. The

Statement of Significance Narrative (continued)

partners also designed the Rhodes Apartments/Rialto Apartments, the H.A. Thompson Apartments/Hoffmann Apartments, and the Ansonia Apartments.

All three partners of the architectural firm of Heath, Gove & Bell left their mark on Tacoma and the Pacific Northwest with their extraordinary contributions to the building stock of the area. Ten buildings designed by these men – as either individuals or their firm – are listed to the Tacoma Register of Historic Places. Two of the listed properties are apartment buildings – the Ansonia Apartments (built in 1914) and the Dorothy Apartments (built in 1928). Both the Ansonia Apartments and Dorothy Apartments are contributing buildings within the Stadium-Seminary Historic District and reflect not only a period around World War I when several apartment buildings of three or more stories were constructed in the district, but also a national boom in apartment construction.²⁰ The establishment of the multi-story apartment building as significant form of residence in cities like Boston, New York, and Chicago occurred during the 1870s and 1880s, modeled after the lavish apartments for the wealthy one would find in France. Although originally designed predominately for the affluent in the early twentieth century, apartment buildings began to emerge as a common housing type for the middle class:

A significant feature of urban design, the middle-class apartment exemplified the interaction of capitalism, social values, and subservient aesthetics that characterized so much of the material culture of urban North America.²¹

The partners deserve recognition for their devotion to the architectural profession. Gove received a fellowship in the American Institute of Architects for his distinguished service in architectural education in 1950. He also played a significant role in organizing the Tacoma Society of Architects in the 1910s.²² Bell died on August 18, 1951 at the age of 67; Heath died March 2, 1953 at the age of 91; and, Gove died on August 28, 1956.

Summary

The handsomeness of the Rich Reconstructive/Edgecliff Apartments remains evident to this day, even with its historic conversion to use as an apartment building and signs of deferred maintenance. The dramatic slope of the site coupled with its prominent location on the bluff provide spectacular views of Commencement Bay and the Cascades and enhances the restrained beauty of the building. Noteworthy for its location and its design by a truly remarkable local architectural firm, the building's significance also emanates from its lesser known, although just as vibrant, story as a medical clinic. The building symbolizes the contribution of Dr. Edward A. Rich to the city of Tacoma, as well as the general medical field and his specialty of orthopedic surgery. The building not only served a vital role in enhancing medical care for patients and veterans in Tacoma and surrounding Pierce County following the end of World War I, but it also demonstrated a national shift in the organization of medical practices, placing Tacoma on the front lines of the national medical field.

Endnotes

¹ "Fine Apartments for Division Ave," Tacoma Daily Ledger, February 4, 1917, 24.

² United States Census Records.

³ "Old City Hall Historic District," National Register of Historic Places Nomination, 1977.

⁴ Herbert Hunt, Tacoma: Its History and Its Builders; A Half Century of Activity, vol. 2 (Chicago: The S.J. Clarke

Statement of Significance Narrative (continued)

Publishing Company, 1916), 460.

⁵ Elmer Dover, *Tacoma Who's Who: 1929* (South Tacoma: South Tacoma Star, Inc., 1929), 32.

⁶ Hunt, *Tacoma: Its History and Its Builders*, 459.

⁷ "Work Under Way on Rich Clinic," *Tacoma Daily Ledger*, May 18, 1919, B6.

⁸ Frances Stone Burns, "Tacoma Factory to Bring Relief Where Once Was Suffering," *Tacoma Daily Ledger*, December 14, 1919, E7.

⁹ *Ibid.*

¹⁰ The original staff of the clinic at the time of its grand opening in late 1919, according to an article in the December 1, 1919 issue of the *Tacoma Times* included: Drs. Edward A. Rich and J.C. Graves, orthopedic surgery; Wilmot D. Read, surgery; W. Weldon Pascoe, surgery and gynecology; Ernest C. Wheeler, eye, ear, nose, and throat; J.R. Brown, internal medicine; Robert S. Miles, disease of children; C.R. Fishel, X-ray and physio-therapy; Charles S. Pascoe, skin and genitourinary; Christian J. Brobeck, obstetrics; Burton E. Lemsley, dental prophylaxis; and, Harry W. Deegan, oral surgery. F. W. Friend was in charge of the orthopedic shops, and Dr. W. H. Coburn was in charge of the laboratories.

¹¹ "Tacoma Clinic Opens Its Doors," *Tacoma News Tribune*, December 1, 1919.

¹² Mayo Clinic, "The Bonds of Brotherhood, Teamwork and the Group Practice: Concept of Group Practice of Medicine," <http://www.mayoclinic.org/tradition-heritage/group-practice.html>.

¹³ "Fine Apartments for Division Ave."

¹⁴ "Edgecliffe is to be Opened," *Tacoma Daily Ledger*, January 25, 1925, E8.

¹⁵ *Ibid.*

¹⁶ Stuart Welch, "Tacoma Architect Who Planned Many Prominent Buildings in Tacoma Celebrating His 75th Birthday Today," *Tacoma News Tribune*, April 15, 1936.

¹⁷ "Tacoma Receives Unit Tile Patent," *Tacoma Daily Ledger*, February 11, 1917.

¹⁸ "Tacoma Patents Coming Into Use," *Tacoma Daily Ledger*, July 6, 1919.

¹⁹ "Heath & Gove Make Employee a Partner," *Tacoma Daily Ledger*, June 7, 1914, 21.

²⁰ "Stadium-Seminary Historic District," *National Register of Historic Places Nomination, 1974*; Michael Doucet and John Weaver, *Housing the North American City* (Quebec: McGill-Queen's University Press, 1991), 388.

²¹ Doucet and Weaver, *Housing the North American City*, 391.

²² "Pioneer City Architect Dies," *Tacoma News Tribune*, August 31, 1956, 1.

Bibliography

Burns, Frances Stone. "Tacoma Factory to Bring Relief Where Once Was Suffering." Tacoma Daily Ledger, December 14, 1919, E7.

Doucet, Michael and John Weaver. Housing the North American City. Quebec: McGill-Queen's University Press, 1991.

Dover, Elmer. Tacoma Who's Who: 1929. South Tacoma: South Tacoma Star, Inc., 1929.

"Edgecliffe is to be Opened." Tacoma Daily Ledger, January 25, 1925, E8.

"Fine Apartments for Division Ave." Tacoma Daily Ledger, February 4, 1917, 24.

"Heath & Gove Make Employee a Partner." Tacoma Daily Ledger, June 7, 1914, 21.

History of Pierce County Washington. Vol 3. Chicago: Pioneer Historical Publishing Company, 1927.

Hunt, Herbert. Tacoma: Its History and Its Builders; A Half Century of Activity. Vol 2. Chicago: The S.J. Clarke Publishing Company, 1916.

Mayo Clinic. "The Bonds of Brotherhood, Teamwork and the Group Practice: Concept of Group Practice of Medicine." <http://www.mayoclinic.org/tradition-heritage/group-practice.html>.

"Old City Hall Historic District." National Register of Historic Places Nomination. 1977.

Pierce County Assessor. Electronic property information file.

"Pioneer City Architect Dies." Tacoma News Tribune, August 31, 1956, 1.

"Stadium-Seminary Historic District." National Register of Historic Places Nomination. 1974.

"Tacoma Clinic Opens Its Doors." Tacoma News Tribune, December 1, 1919.

"Tacoma Patents Coming Into Use." Tacoma Daily Ledger, July 6, 1919.

"Tacoma Receives Unit Tile Patent." Tacoma Daily Ledger, February 11, 1917.

Sanborn Fire Insurance Maps. 1930, 1945.

Tacoma Public Library. Northwest Room. Tacoma-Pierce County Buildings Index and Image Archives.

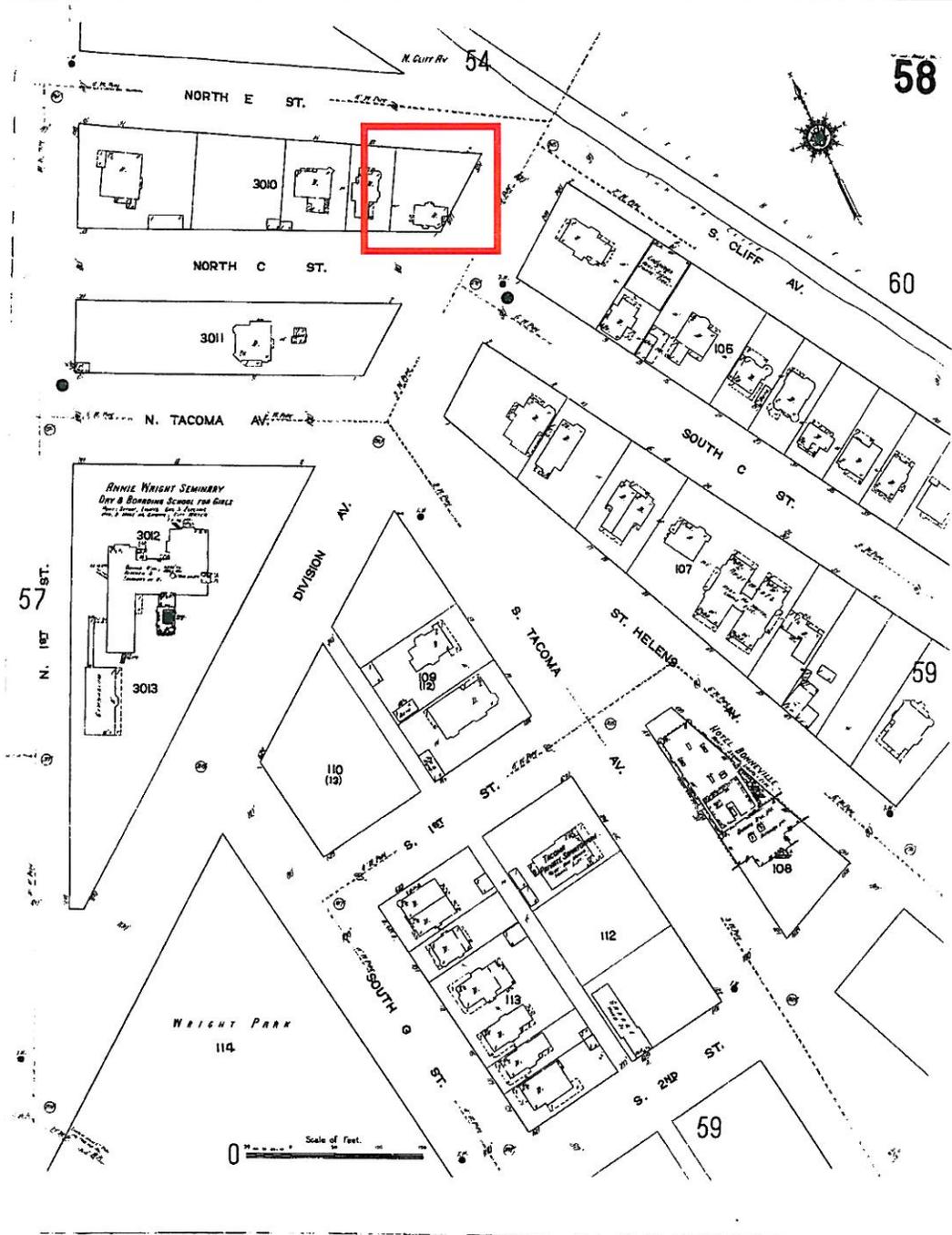
United States Census Records.

Welch, Stuart Welch. "Tacoma Architect Who Planned Many Prominent Buildings in Tacoma Celebrating His 75th Birthday Today." Tacoma News Tribune, April 15, 1936.

Bibliography

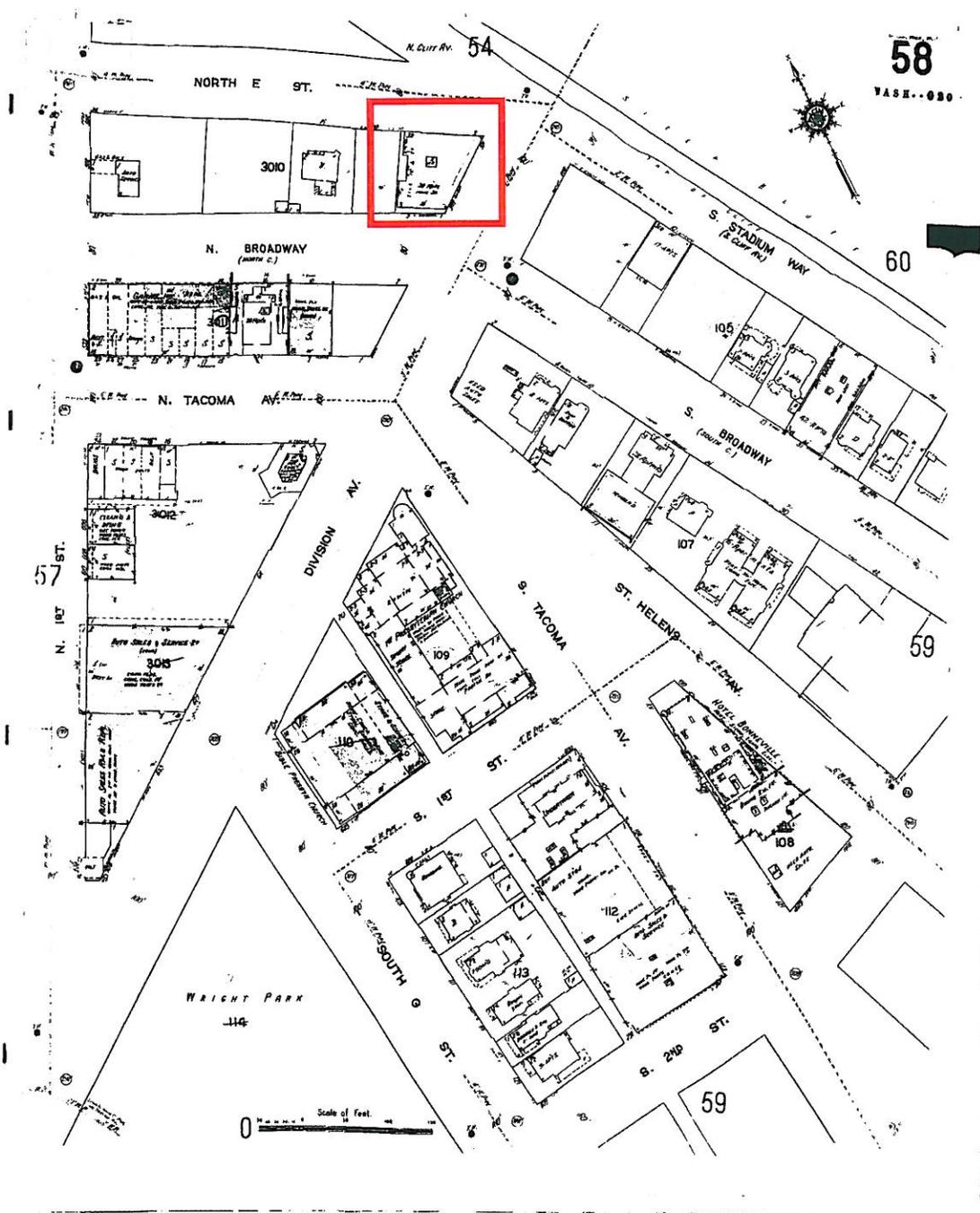
“Work Under Way on Rich Clinic.” Tacoma Daily Ledger, May 18, 1919, B6.

Maps



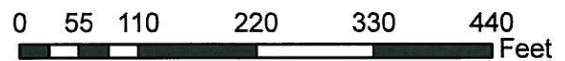
1912 Sanborn Fire Insurance Map showing the site of the future Rich Reconstructive and Tacoma Medical and Surgical Clinic (Tacoma Clinic) with previous building on the property.

Maps



1950 Sanborn Fire Insurance Map showing the site of the Edgecliff Apartments.

Maps



Legend

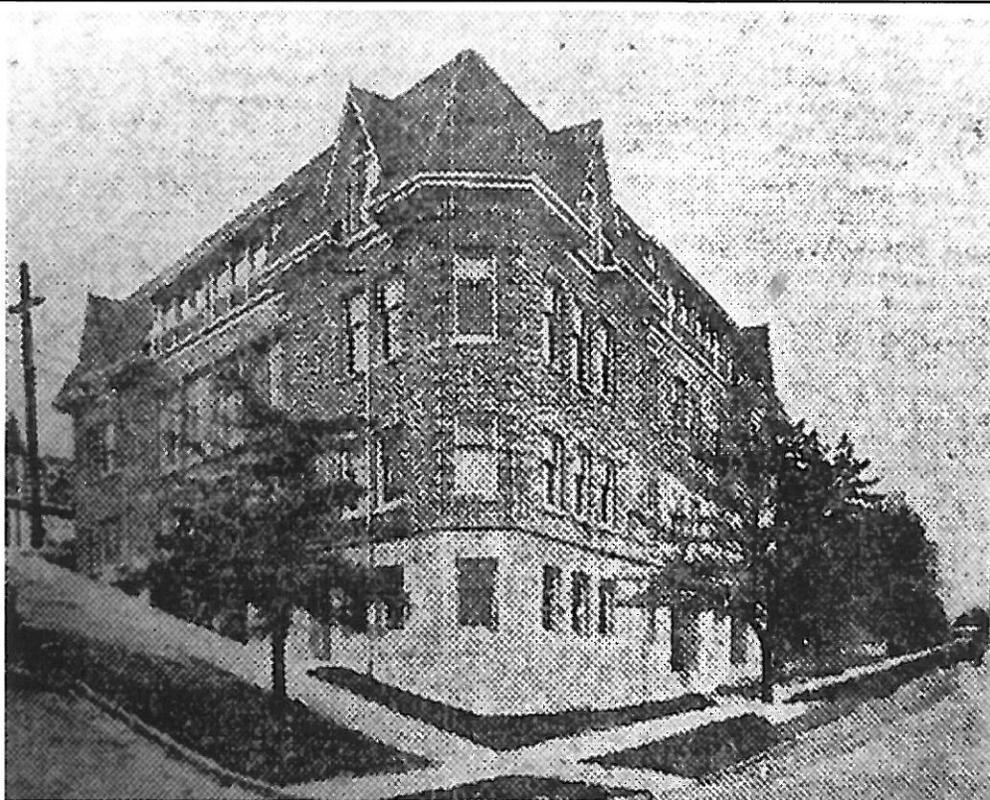
-  Listed only on the Tacoma Register
-  Listed on the Tacoma Register, Washington Heritage Register, and National Register
-  Stadium-Seminary Historic District

Photographs

March 20, 1933.
Photograph of Dr.
Edward A. Rich, a
renowned Northwest
orthopedic surgeon
and the founder of the
Rich Reconstructive
and Tacoma Medical
and Surgical Clinic.
Rich tragically died
following an explosion
aboard his yacht.

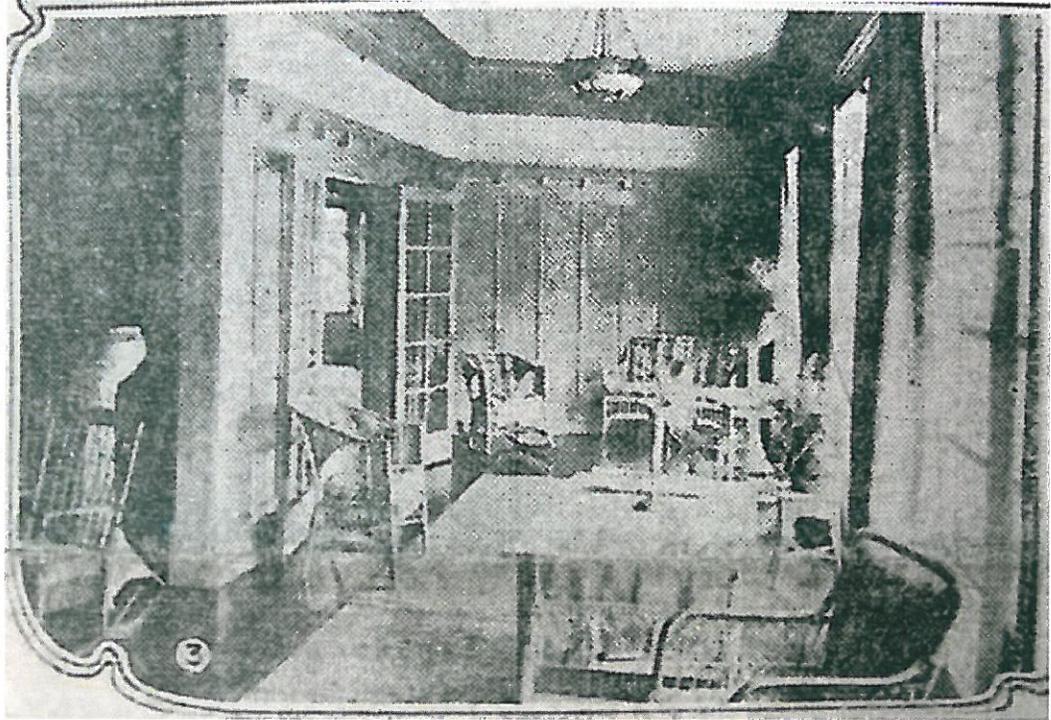


December 19, 1919.
Photograph of Taco-
ma Clinic at the time
of its opening. South-
east facade at the
intersection of Division
and Cliff (later North
E) Streets. Source:
*Tacoma Daily Led-
ger*, Tacoma Public
Library.



Photographs

December 19, 1919. Interior photograph of Tacoma Clinic. Section of sun room off the third floor main lobby that served as a reception room for surgeons and physicians associated with the clinic. Source: *Tacoma Daily Ledger*, Tacoma Public Library.



2010. Tacoma Clinic/Edgecliff Apartments. West (Broadway) facade and main entrance. Source: Artifacts Consulting, Inc.



Photographs

2010. Tacoma Clinic/
Edgecliff Apartments.
Southwest facade
at the intersection of
Broadway and Divi-
sion Streets. Source:
Artifacts Consulting,
Inc.



2010. Tacoma Clinic/
Edgecliff Apartments.
Southeast facade
at the intersection of
Division and North E
Streets. Source: Arti-
facts Consulting, Inc.



Photographs

2010. Tacoma Clinic/
Edgecliff Apartments.
Northeast facade.
Source: Artifacts Con-
sulting, Inc.



2010. Tacoma Clinic/
Edgecliff Apartments.
Window grouping
on west (Broadway)
facade, fourth floor.
Source: Artifacts Con-
sulting, Inc.



Photographs

2010. Tacoma Clinic/
Edgecliff Apartments.
Window grouping
on west (Broadway)
facade, third floor.
Source: Artifacts Con-
sulting, Inc.



2010. Tacoma Clinic/
Edgecliff Apartments.
West (Broadway) en-
trance, detail. Source:
Artifacts Consulting,
Inc.

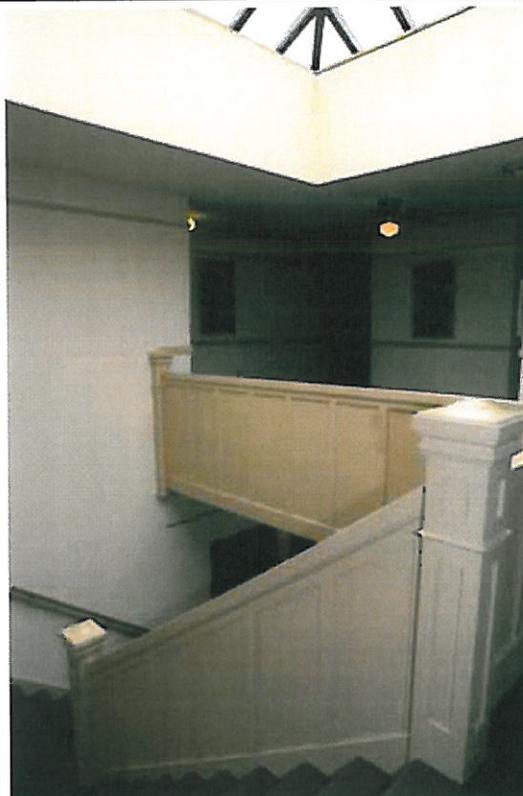


Photographs

2010. Tacoma Clinic/
Edgecliff Apartments.
Main corridor, third
floor, looking west.
Source: Artifacts Con-
sulting, Inc.



2010. Tacoma Clinic/
Edgecliff Apartments.
Primary stairway and
lightwell, fourth floor.
Source: Artifacts Con-
sulting, Inc.



Photographs

2010. Tacoma Clinic/
Edgecliff Apartments.
Studio apartment unit,
living space, fourth
floor. Source: Arti-
facts Consulting, Inc.



2010. Tacoma Clinic/
Edgecliff Apartments.
Studio apartment unit,
kitchen, fourth floor.
Source: Artifacts Con-
sulting, Inc.



2
FILED BY PNWT
103558 8-

200910150440 2 PGS
10/15/2009 03:50:05 PM \$63.00
PIERCE COUNTY, WASHINGTON

AFTER RECORDING MAIL TO:

Edgecliff Tacoma LLC
923 North Yakima
Tacoma, WA 98403

Filed for Record at Request of:
Pacific Northwest Title Company

(2)

STATUTORY WARRANTY DEED

File No: 1094862 (AL)

Date: September 15, 2009

THE GRANTOR(S) Edgecliff Apartments LLC, A Washington Limited Liability Company for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Edgecliff Tacoma LLC, a Washington limited liability company, the following described real estate, situated in the County of Pierce, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Pierce, State of Washington, described as follows:

PARCEL A:

Lots 15, 16 and 17, Block 3010, Map of New Tacoma, W.T., according to the plat thereof filed for record February 3, 1875, in Pierce County, Washington.

PARCEL B:

Lots 13 and 14, Block 3010, Map of New Tacoma, W.T., according to the plat thereof filed for record February 3, 1875, in Pierce County, Washington.

TAX PARCELS: 203010-006-0 and 203010-007-0

For reference only, not for re-sale.

LPB 10-05

10/15/2009 03:41:33 PM DMARKINS 4222812 1 PG
EXCISE COLLECTED: \$19,592.46 PROC FEE: \$0.00
JAN SHABRO, AUDITOR
PIERCE COUNTY, WA TECH FEE: \$5.00

63

APN: 203010-006-0

Statutory Warranty Deed
- continued

File No.: 1094862 (AL)
Date: 09/15/2009

Edgediff Apartments LLC, a Washington
limited liability company

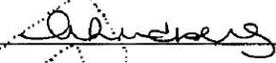


By: Rodney Yen, Manager

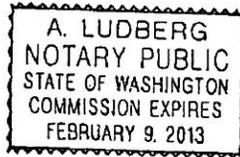
STATE OF Washington)
COUNTY OF Pierce King)-ss

I certify that I know or have satisfactory evidence that **Rodney Yen**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Manager of Edgediff Apartments LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/14/2009



Notary Public in and for the State of Washington
Residing at: Seattle
My appointment expires: 2/9/2013



For reference only, not for re-sale.



City of Tacoma
Landmarks Preservation Commission

November 17, 2008

Curtis W. Morrison
Certified Building Design
622 Tacoma Ave So #2
Tacoma WA 98402

RE: Application for rear addition on 1512 North 9th Street

Dear Mr. Morrison:

On November 12, 2008, the Tacoma Landmarks Preservation Commission reviewed your application for approval to locate a rear addition onto the house connecting the garage. The design as submitted does not appear to meet the required setbacks for the HMR-SRD (Historic Mixed Residential Special Review District) base zone. The Commission voted to **DEFER** action on this item pending a decision on the variance application or re-design of the project.

This item will be re-scheduled at a future Commission meeting when you submit the variance decision or a re-design of the project. For your reference, the phone number for applying for the variance through the Building and Land Use Services Division is 591-5577.

If you require assistance or have questions regarding any of the above items, please contact this office at 591-5220.

Thank you.

Reuben McKnight
Historic Preservation Officer

VIA CERTIFIED/FIRST CLASS MAIL
LPC 1902008

Cc: Katharine Haag, Property Owner
Caroline Haynes-Castro, BLUS
Patricia Costa, BLUS
File



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

APPLICATION FOR DESIGN REVIEW FOR SINGLE FAMILY RESIDENTIAL PROPERTIES

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 homes and neighborhoods, please call the Historic Preservation Officer at 253.591.5220.

PART 1: APPLICANT INFORMATION

House Address 1512 N. 9TH ST. Landmark/Conservation District (if applicable) _____

OWNER INFORMATION

Name (printed) KATHARINE HAAG Email haagk1@comcast.net

Address (if different than above) _____ Phone 253-627-5270

Homeowner's Signature* Katharine Haag

*Application must be signed by the property owner to be processed.

CONTRACTOR INFORMATION

If application will be presented by a representative or contractor, please fill in the following:

Representative's Name CURTIS W. MORRISON Company CERTIFIED BUILDING DESIGN

Address 622 TACOMA AVE SO. #2, TACOMA, WA, 98402

Email CURTIS@CERTIFIEDBUILDINGDESIGN.COM Phone 253-472-8332

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK DATE: 9/26/08

INITIALS CHECKED FOR BUILDING CODE*: CP *see comments on site plan 9/26/08*

LAND USE/ZONING (IF APPLICABLE)*: Barbara Seely *9/25/08*

*PRELIMINARY PLAN CHECK IS NOT AN APPROVAL OF A PROJECT. A SEPARATE PERMIT APPLICATION MAY BE REQUIRED.

APPLICATION FEE (please see page 2)

Estimated Project Cost, rounded to nearest \$1000 \$30,000.00

Application Fee Enclosed \$500.00

Revision 3/06

*** VARIANCE MAY BE REQUIRED SUBJECT TO LAND USE REVIEW**

Application Reviewed & deferred by LPC 11.12.08 (Tonia 25014)

PART 3: PROJECT DESCRIPTION

Please describe below the overall scope of work, including all proposed new construction, changes to existing buildings, and any elements to be removed and replaced. (For complex remodeling projects, it may be beneficial to divide the description into different areas [north façade, west façade] or by type of work [windows, doors, siding]).

Attach additional pages if needed.

THE CONSTRUCTION OF A NOOK BETWEEN HOUSE AND GARAGE
ATTACHING THE TWO TOGETHER SO AS TO CREATE A SINGLE
STRUCTURE.

AN EXISTING ON-GRADE WOODEN DECK AND SURROUNDING
FENCE IS TO BE REMOVED.

THE INTERIOR REMODEL INVOLVES REPLACING EXISTING KITCHEN
CABINETS AND FLOORING WITH NEW, OPENING A WALL TO NEW AREA,
AND RELOCATING ELECTRICAL SERVICE PANEL.

ALL EXTERIOR FINISHES ARE TO MATCH EXISTING AS CLOSE AS
POSSIBLE.

RESIDENTIAL APPLICATION CHECKLIST A

(For Garages, Porches, Decks, Additions, Foundations and other Major Projects)

CHECKLIST to include the following:*

<input type="checkbox"/>	Accurate Measured Site Plan (which shows ridgelines and dormers of <u>existing</u> and <u>new</u> buildings)
<input checked="" type="checkbox"/>	Accurate Measured Elevation Drawings (all sides, with dimensions, siding materials, windows, and doors indicated)
<input type="checkbox"/>	Photograph(s) of Site and surrounding area
<input type="checkbox"/>	Detail illustrations of trim, casing, balusters, posts and railings (if applicable)
<input type="checkbox"/>	Material samples (ie. stained glass, or if proposing uncommon material)
<input checked="" type="checkbox"/>	Paint samples (from hardware store)

In addition to the above, please provide the following information:

Size of new construction (footprint, i.e. 22 X 30'):	<u>9'-6" X 13'-8"</u>
Overall height and pitch of roof (for new buildings):	<u>APPROX 10' ABOVE GRADE W/ 4 IN 12 PITCH</u>
Exterior cladding material(s):	<u>MATCHING LAP SIDING</u>
Window types and materials:	<u>WOOD CASSEMENT</u>
Door types and materials:	<u>WOOD/GLASS FRENCH DOOR</u>
Window trim (attach drawings, catalog sheets, etc. if necessary):	<u>MATCH EXISTING IX</u>
Roof Material:	<u>MATCHING COMPOSITION ROOFING</u>

*ADDITIONAL TIPS

- Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.
- For information about drawing site plans, please refer to BLUS Publication B1, Site Plan
- Elevations should be scale drawings and should include dimensions, heights, window and door locations, eave overhangs, trim details, and the locations of materials and other elements.
- Please include a photograph of existing house (for new garages if the new garage is to match any existing features of the house)
- For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST C
(for Window and Door Replacement and Restoration)

CHECKLIST include the following:*

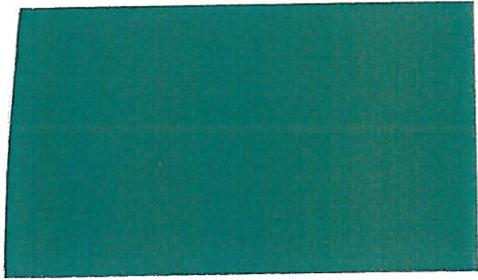
- | | |
|--------------------------|--|
| <input type="checkbox"/> | Photograph(s) of work area(s) with locations of work indicated (i.e. in pen) |
| <input type="checkbox"/> | Detail illustrations of trim and casing and window profiles |
| <input type="checkbox"/> | Catalog cut sheets or product samples |

In addition to the above, please provide the following information:

Narrative list of window and door types and locations: _____

***ADDITIONAL TIPS**

- Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.
- Please include a photograph of example elements (if new windows or doors are to match any existing features of the house)
- For structures within the North Slope Historic District, refer to the North Slope Design Guidelines for more information about design. Contact the Historic Preservation Officer for more information.



BODY

740C

TRIM

Color samples available
at LPC meetings
11.12.08

Supplemental

Rec'd
10.24.08
TC

Certified Building Design

PLANNING AND CONSULTING

To: Landmarks Coordinator

Re: Application Checklist

Date: 10/16/2008

In response to the application checklist items noted as incomplete, we respectfully submit the following clarifications.

The homeowner wishes to add a nook to the existing kitchen located on the northeast corner of her home. The area of addition is now improved with an on-grade deck, extending from the rear of the house to the existing garage. The deck is to be removed. The addition is approximately one hundred twenty-eight square feet in size. It will extend from the house to the garage in place of the existing deck. The north side of the addition will align with the north side of existing house. The exterior wall of kitchen will be removed and a beam will be installed to carry the weight of existing and new roofs. There is a picture attached herewith that shows the wall to be removed. The electrical service is to be relocated to an appropriate location in the addition. The back door shown in the photo will be removed. There is to be a window in the nook. The new window is to be four feet wide by two feet high, located in the upper part of the wall (refer to construction drawings-elevations). There will be a double glass door opening to the south of the addition to the rear yard.

The doors will be two foot six inches each. The owner may choose to have one door remain stationary. There is to be another door opening into the garage to provide direct access from garage to house. This will be a solid core insulate door without windows, fire rated per building code requirements.

The garage will not bear any weight of the addition except a roof cricket built to shed water away from the valley create where the two roofs meet. There will be a new framed opening where the door from the addition opens to the garage. The addition and the garage will be flashed and sealed to create a moisture barrier.

If there are any other questions or concerns please contact my office. Thank you.

Sincerely,



Curtis W. Morrison, CPBD

encl: photo of house exterior at kitchen, one set half-size construction plans

Supplem. A Submitted 10.24.08
(TC)

Existing Rear Wall



Rec'd
10.24.08

<p style="text-align: center;">REAR ELEVATION 1/4" = 1'-0"</p> <p style="text-align: center;">RIGHT ELEVATION 1/4" = 1'-0"</p> <p style="text-align: center;">LEFT ELEVATION 1/4" = 1'-0"</p>	<p style="text-align: center;">ORIENTED BUILDING DESIGN COMMERCIAL / RESIDENTIAL PLANNING AND CONSULTING SINCE 1984 253-472-8332</p> <p>DRAWING BUILDING ELEVATIONS</p> <p>START 1/29/08 PRELIM 1/21/08 PRELIM 1/24/08 FINAL 8/20/08 REV 10/17/08</p> <p>DESIGNED BY: C. E. TORRISON CPBD</p> <p>CHECKED BY: C. E. TORRISON CPBD</p> <p>PROJECT HAMA JOB #209 ADDITION/REMODEL 512 N. 9TH STREET TACOMA, WA</p> <p style="text-align: right;">SHEET A4 of 6</p>
--	---

HALF-SIZE PRINT





4/16/2008





4/16/2008

STAFF photo



Staff
Photo



Rec'd 10/10/08
1031 TC

Landmarks Preservation Commission

Tacoma Economic Development Department
Culture and Tourism Division



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

APPLICATION FOR DESIGN REVIEW FOR SINGLE FAMILY RESIDENTIAL PROPERTIES

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Name (printed) KATHARINE HAAG Email haagk1@comcast.net

Address (if different than above) _____ Phone 253-627-5270

Homeowner's Signature* Katharine Haag
*Application must be signed by the property owner to be processed.

CONTRACTOR INFORMATION

If application will be presented by a representative or contractor, please fill in the following:

Representative's Name CURTIS W. MORRISON Company CERTIFIED BUILDING DESIGN

Address 622 TACOMA AVE SO. #2, TACOMA, WA, 98402

Phone 253-472-8332

KATHARINE HAAG
PH 253-627-5270
1512 N 9TH ST
TACOMA, WA 98403

5437
34-8294/3251

Pay to the Order of City of Tacoma Date 9/8/08

Five Hundred and No/100 \$ 500.00 Dollars

RAINIER PACIFIC
P.O. Box 11628 - Tacoma, WA 98411-6628
www.rainierpac.com - 800-228-2858

SECURITY FEATURES: DIRECT CHECKING

For Katharine Haag

⑆325182946⑆ 102000898134⑈ 5437

ie see page 2)
30,000.00
1500.00

TO LAND...

Large Design Plans Available at 11/2/08 Mtg

NORTH 9TH STREET

ALLEY

15'

ROOF AREA OF ADDITION

Provides Fire rated construction at all walls of addition within 3' of property lines including newly attached garage structure.

garage becomes attached structure, so subject to setback req's

needs variance

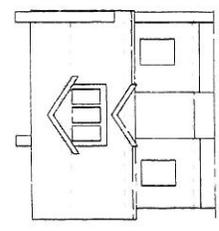
Variance rear yard "side yard"



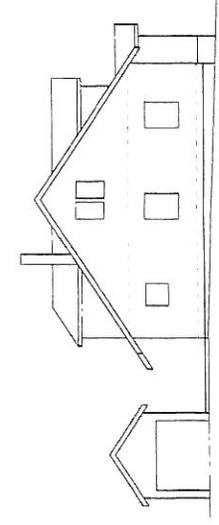
SITE PLAN 1" = 10.0'
1512 N. 9TH STREET
TACOMA, WASHINGTON

KATHARINE HAAG
253-627-5270

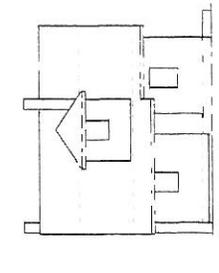
FRONT ELEVATION
1/8" = 1'-0"



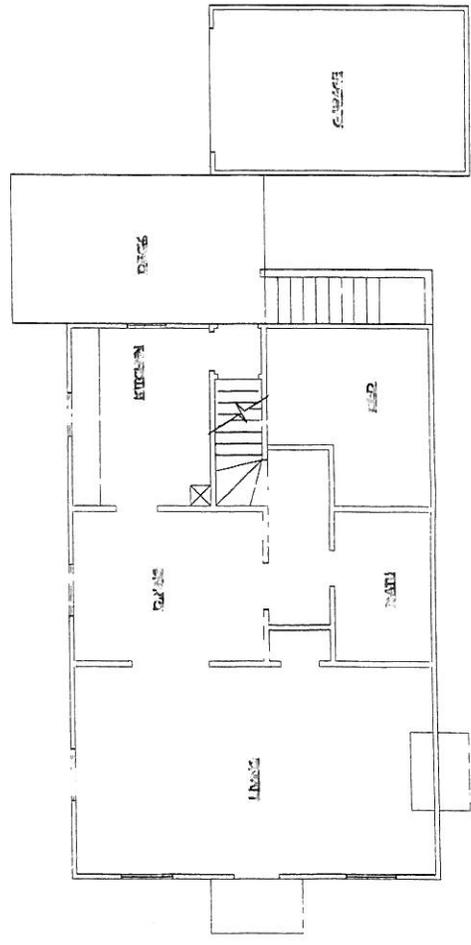
LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



AS-BUILT PLAN
1/4" = 1'-0"



GENERAL NOTES

1. ALL WORK TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

5. ALL UTILITIES SHALL BE LOCATED AND PROTECTED PRIOR TO ANY EXCAVATION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

PROJECT INFORMATION

PROJECT: H&M'S
JOB #809
ADDITION/REMODEL
809 N. 9TH STREET
TACOMA, WA

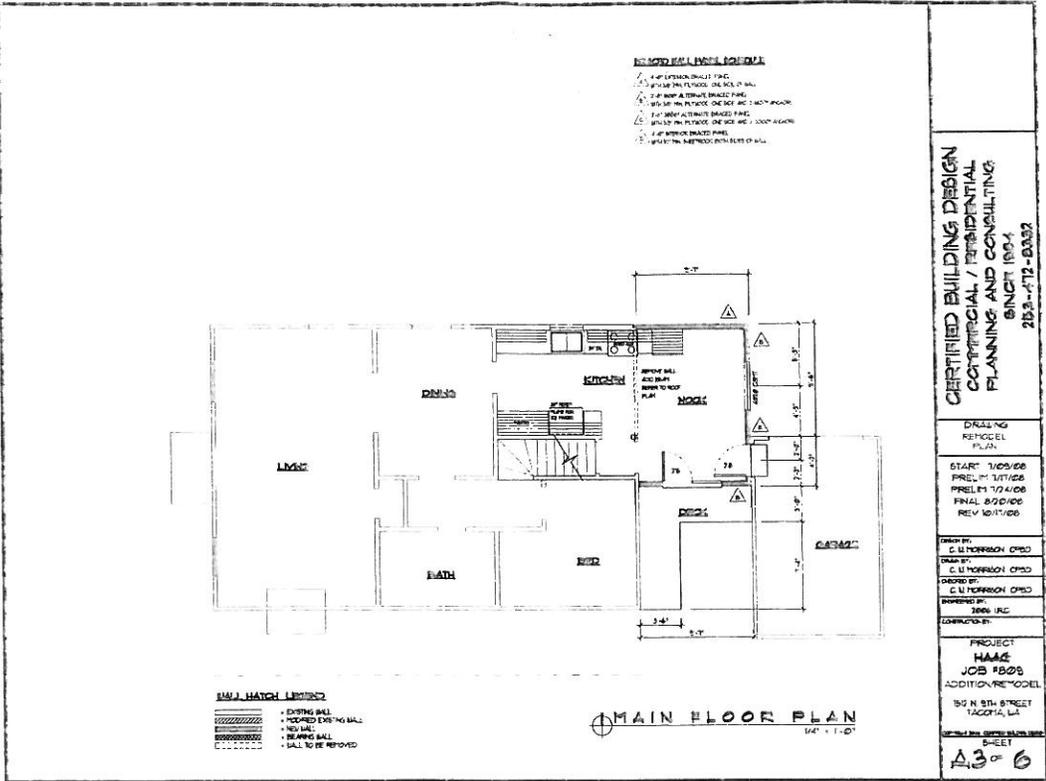
DRAWN BY: C. L. HENNINGSON, CTRD
CHECKED BY: C. L. HENNINGSON, CTRD
DESIGNED BY: C. L. HENNINGSON, CTRD
INVESTIGATED BY: 2006, INC.
CONSULTANT:

DATE: 12-17-2009

SCALE: 1/4" = 1'-0"

SHEET: A-2 OF 2

HALF-SIZE PRINT



HALF-SIZE PRINT

COMMERCIAL ARCHITECTURAL
 PLANNING AND CONSULTING
 SINCE 1984
 283-473-8332

DRAWING
 BUILDING
 ELEVATIONS

START 1/09/08
 PRELIM 1/17/08
 PRELIM 1/24/08
 FINAL 8/20/08
 REV 10/17/08

DRAWN BY:
 C. W. MORRISON CPED

CHECKED BY:
 C. W. MORRISON CPED

DESIGNED BY:
 C. W. MORRISON CPED

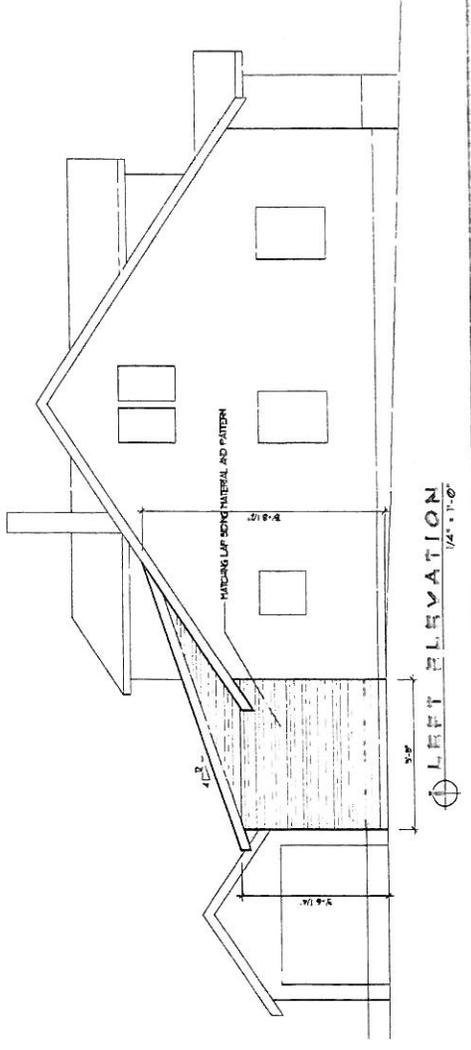
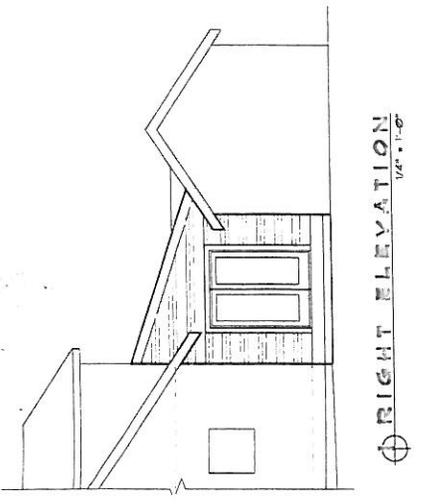
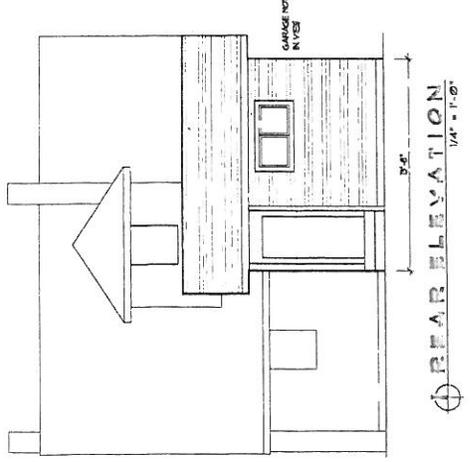
SCALE: 1/4" = 1'-0"

PROJECT:
 HA 1A

JOB 1808

ADDITION/REMODEL
 1917 N. 5TH STREET
 TACOMA, WA

SHEET
 44 OF 6



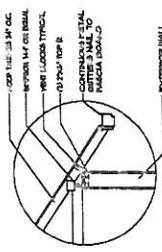
HALF-SIZE PRINT

CHAMPED BUILDING DESIGN
 COMMERCIAL / RESIDENTIAL
 PLANNING AND CONSULTING
 SINCE 1984
 283-472-8332

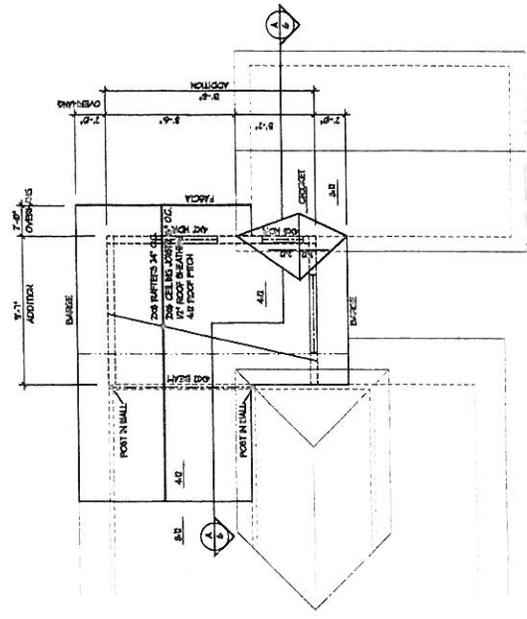
DRAWINGS FOR
 ROOF FRAMING PLANS
 START 7/19/08
 PRELIM 7/17/08
 PRELIM 7/24/08
 FINAL 8/20/08
 REV 10/17/08

EXAMINER:
 C. H. MORRISON, CPED
 ARCHITECT
 C. H. MORRISON, CPED
 DESIGNER:
 C. H. MORRISON, CPED
 PREPARED BY:
 J. B. BROWN, INC.
 CONSULTANT

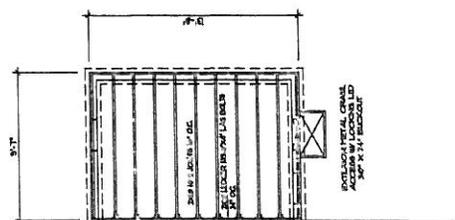
PROJECT:
 HAAS
 JOB #5009
 ADDITION/REMODEL
 180 N. 5TH STREET
 TACOMA, WA
 SHEET
 A15 of 6



EAVE DETAIL
 1/4" = 1'-0"



ROOF FRAMING PLAN
 1/4" = 1'-0"



MAIN FLOOR FRAMING
 1/4" = 1'-0"

FOUNDATION PLAN
 1/4" = 1'-0"

DRILL A 1/2" BORE UP LONG IN REDUCED 2" DIA.
 N BOUNDS FOR ALL FR. & WALL FEET & TYP.
 TYPICAL JOIST PLACES

- 1) ALL JOIST & BATTEN UP OR
DOWN TO BE 2" DIA. ALL
DIMENSIONS TO BE FOR FRAME
- 2) ALL JOIST & BATTEN UP OR
DOWN TO BE 2" DIA. ALL
DIMENSIONS TO BE FOR FRAME
- 3) ALL JOIST & BATTEN UP OR
DOWN TO BE 2" DIA. ALL
DIMENSIONS TO BE FOR FRAME
- 4) ALL JOIST & BATTEN UP OR
DOWN TO BE 2" DIA. ALL
DIMENSIONS TO BE FOR FRAME
- 5) ALL JOIST & BATTEN UP OR
DOWN TO BE 2" DIA. ALL
DIMENSIONS TO BE FOR FRAME

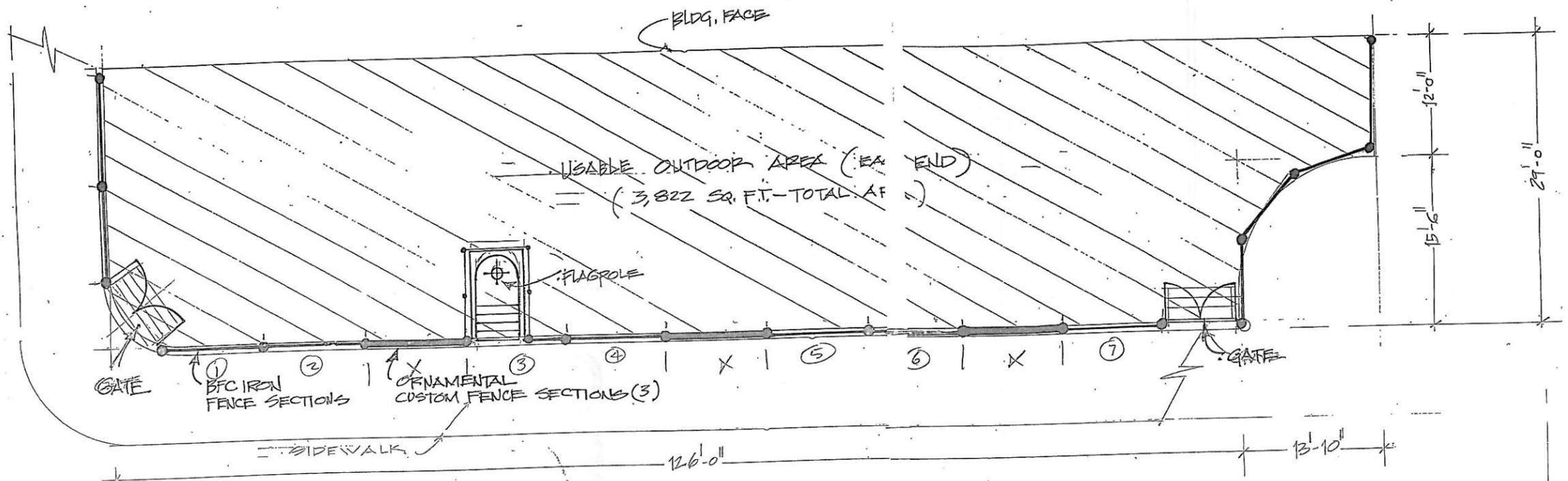
PROTECT METAL CORNER
 WITH 1/2" X 1/2" BRICK



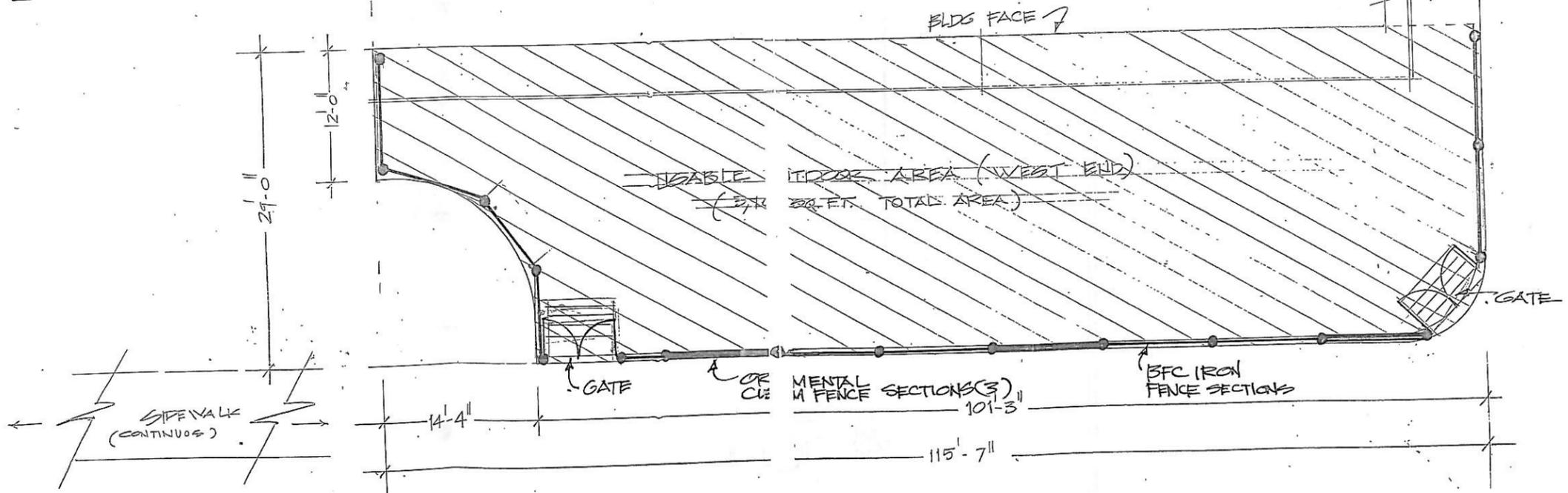
UNITED STATES POST OFFICE COURT HOUSE AND CUSTOM HOUSE

FULL SERVICE RESTAURANT
✓ INSIDE KITCHEN

SEASONAL RESTAURANT
OUTSIDE SERVICE ONLY

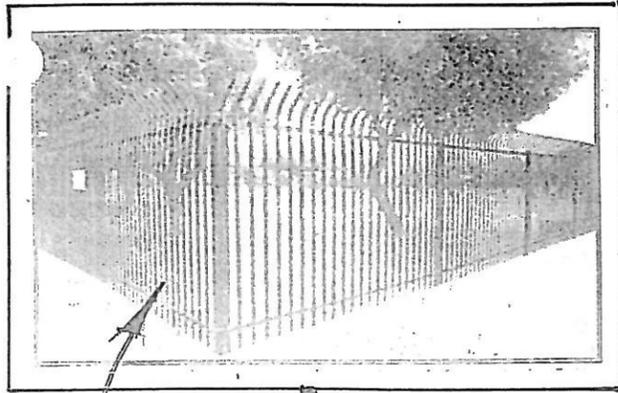


STEEL SECURITY FENCE - SEE DETAIL DRAWING

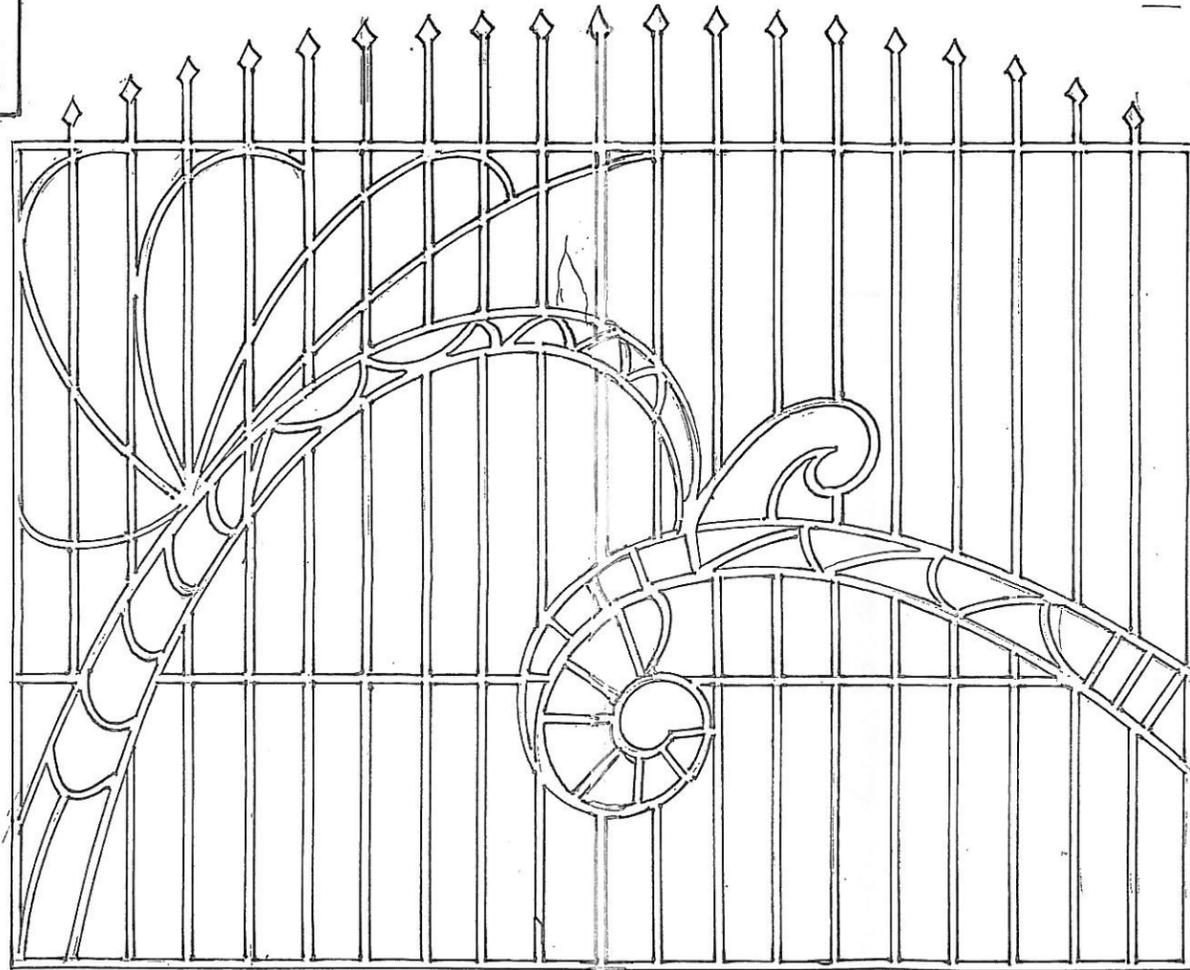


OUTDOOR LEASE AREAS - TACOMA POST OFFICE / COURT BLDG - DOWNTOWN TACOMA, WA

SCALE: 1/8" = 1'-0"



ALTERNATING FENCE
SECTIONS
BFC IRON



1'-2"

7'-0"

10'-0"

SECURITY FENCES

ORNAMENTAL FENCE SECTION - TACOMA POST OFFICE BLDG.

Custom Built

SCALE: 1"=1'-0"

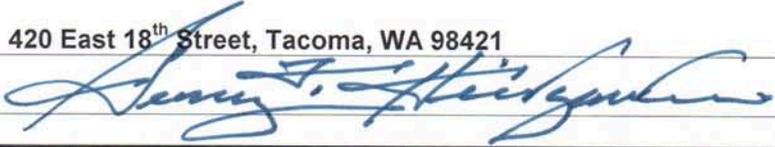
DL



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	<u>Downtown Post Office</u>		
Building/Property Address	<u>1102 A Street</u>		
Landmark or Conservation District	<u>No</u>		
Applicant's Name	<u>A Street Associates, LLC</u>		
Applicant's Address (if different than above)	<u>420 East 18th Street, Tacoma, WA 98421</u>		
Applicant's Phone	<u>(253) 272-5234</u>	Applicant's Email	<u>georgeheidgerken@qwestoffice.net</u>
Property Owner's Name (printed)	<u>A Street Associates, LLC</u>		
Property Owner's Address	<u>420 East 18th Street, Tacoma, WA 98421</u>		
Property Owner's Signature			

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

APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost: \$8,500
Application fee enclosed (please make payable to
City of Tacoma): \$250⁰⁰

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 Tacoma Department of Economic Development, Culture and Tourism Division (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 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).

We intend to convert a sterile unsafe streetscape littered with garbage and syringes to an active pedestrian friendly environment. An outdoor coffee stand with tables, umbrellas and chairs, see attached illustration, would be located at the Southeast corner of the property. Tables, umbrellas and chairs would also be placed at the Northeast corner of the property. Landscape rock would be inset into the lawn to provide stability for the tables and chairs. Landscaping such as boxwood will extend along the inside of the sidewalk to create a sense of place. Ramie Pierce, City of Tacoma's Arborist conducted a site visit with us and is advising us as to suggested landscape materials. No changes are proposed to the building.

In the future we will return with plans to replace the security light over the east entrance with vintage lighting consistent with the original 1910 design, restoration of one to two doors removed by the Postal Service for security reasons and potentially other restorative plans and improvements for future tenants.

Rec'd 06.28.10

A Street Associates. LLC

420 E 18th St. Tacoma, WA 98421

Office: 253-272-5234 * Fax: 253-272-4656 * Cell: 206-940-2270

June 28, 2010

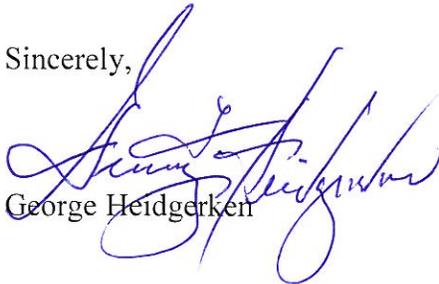
Reuben McKnight, Historic Preservation Officer
Community and Economic Development
747 Market Street, Room 1036
Tacoma, WA 98402

Re: Downtown Post Office – Coffee Stand and Outdoor Seating Area

Dear Mr. McKnight:

Attached is an illustration of an outdoor mobile coffee stand, tables with umbrellas, and chairs for two small grass areas located at the corners of A Street and East 11th Street and A Street and East 12th Street. The coffee stand and seating areas would be entirely within the property lines. Our intent is to create a more pedestrian friendly environment along these street frontages. We would extend the existing low growing boxwood along the perimeter next to the sidewalk to create a sense of place. We would also use landscape stones to create a flat stable surface for the tables and chairs. The illustration shows a potential future restaurant associated with the outdoor seating area. We do not propose any changes to the building exterior.

Sincerely,



George Heidgerken

c: Noah Yacker, Associate Planner
Tonie Cook, Interim Landmarks Coordinator

Attachment

ALTA / ACSM LAND TITLE SURVEY

American Land Title Association / American Congress on Surveying and Mapping

and

National Society of Professional Surveyors



NOT A PART

- SSWH RM=79.83
- 12" CNC S=71.03
- 12" CNC E=64.88
- 12" CNC N=65.08
- 12" CNC W=65.09

- SSWH (1) RM=60.52
- 12" CNC W=67.85
- 12" CNC S=67.78
- 12" CNC E=67.78
- 12" CNC N=60.39
- UNABLE TO OPEN



SOUTHEAST CORNER OF BUILDING









NORTHEAST CORNER OF BUILDING

1134 A St Exit Photo





AVAILABLE
253 779-8400
NEIL WALTER
COMPANY
BRIANA HICKEY





ORIGINAL

RECEIVED

JUL 13 2010

Per _____

Landmarks Preservation Commission
Community and Economic Development Department
Planning Division



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	Horizon Pacific Center
Building/Property Address	2106 Pacific Avenue Suite 400
Landmark or Conservation District	Warehouse Residential/Historical
Applicant's Name	Connie Guffey/Plumb Signs
Applicant's Address (if different than above)	909 S. 28th St., Tacoma, 98409
Applicant's Phone	253-473-3323 x10
Applicant's Email	connie@plumbsigns.com
Property Owner's Name (printed)	Horizon Pacific Inv. LLC
Property Owner's Address	1211 Embarcadero, Suite 200, Oakland, CA 94606
Property Owner's Signature	<input checked="" type="checkbox"/> SEE ATTACHED

*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: **\$6,000**

Application fee enclosed (please make payable to City of Tacoma): **\$100⁰⁰**

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 Tacoma Department of Economic Development, Culture and Tourism Division (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 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).

Install new wall sign reading

MultiCare
BetterConnected

New sign will be installed in the brick area between the 4th & 5th Floor where the "Expedia" sign was recently removed. The channel letter wall signs will be raceway mounted and copy will read MultiCare/Better Connected. The individual channel letters will be illuminated with white LEDs. The MultiCare letter faces will be white, the logo is blue and white, Better is blue and Connected is white.

MultiCare letters are 15" tall, the logo is 18" tall, and Better Connected is 12" tall. The entire sign will not exceed 29.17 square feet.

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

General Requirements

- Twenty copies of the application and all supporting documents for distribution
- Property owner/manager consent

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

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

Narrative Description Checklist

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

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

Specification or product sheets for materials and finishes, if applicable

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

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

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

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

MEASURED elevations, CLEARLY identifying new and existing features

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

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

Other Requirements

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

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

Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS*

Instructions for Signs and Awning Applicants

Please include the following with your application:

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

Please answer the following questions (if applicable):

1. Are there existing signs on the building?	Yes - BCRA
2. If so, will they be removed or relocated?	No
3. Sign Material	Aluminum & Plastic
4. Sign Dimensions	2'11" x 10'
5. Logo or typeface and letter size	Franklin/ 15" and 12"
6. Lighting Specifications	Internal LED Illumination
7. Describe the method of attachment and underlying material	Expansion Bolts into mortar between brick

*Please see TMC 13.07 for Guidelines for Signs and Awnings, or contact the Historic Preservation Office.

Please attach all required supporting documentation to this application, and submit it to:

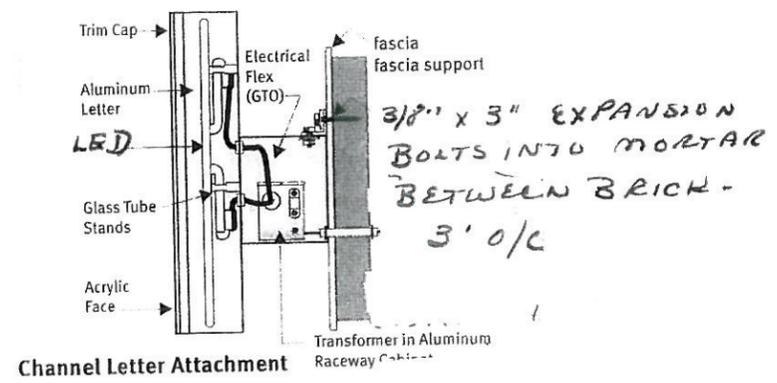
Historic Preservation Officer
City of Tacoma
747 Market Street, Room 1036
Tacoma, WA 98402-3793



SIGN FACE

END VIEW

- WALL DISPLAY** 29.17sf
 SCALE: 1"=1' QTY: 1 SET
- A** CHANNEL LETTERS:
 - WHITE LED ILLUMINATION
 - TRANS WHITE PLEX FACES
 - 1" BLACK TRIM CAP
 - 5" PRE-FINISHED BLACK RETURNS
 - B** CHANNEL LETTERS/LOGO:
 - WHITE LED ILLUMINATION
 - TRANS WHITE PLEX FACES
 - 3M TRANS BRIGHT BLUE 3630-167 VINYL OVERLAY
 - 1" BLUE TRIM CAP [MATCH FACE VINYL]
 - 5" BLUE RETURNS [MATCH FACE VINYL]
- RACEWAYS
 - TWO (2) 9'-10" ALUMINUM RACEWAYS
 - PAINT TO MATCH BRICK WALL BEHIND



Channel Letter Attachment



PROPOSED





EAST ELEVATION



EXPEDIA.COM
HAS BEEN REMOVED
MULTICARE
BETTER CONNECTED
TO BE INSTALLED
IN THIS LOCATION

BCRA TO
REMAIN



NEW
MULTICARE/
BETTER CONNECTED
WALL SIGN