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

Marshall McClintock, North Slope Ex-Officio

Staff
Reuben McKnight, Historic Preservation Officer

Agenda

Landmarks Preservation Commission
Community & Economic Development Department

Date: March 9, 2011 LPC09/11
Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16
Time: 5:00 p.m.

Please note assigned times are approximate. The Chair reserves the right to alter the order of the agenda.

1. ROLL CALL

2. CONSENT AGENDA

A. Excusal of Absences

3. PUBLIC HEARING – NOMINATIONS

A. 3419 N 27TH Street - Semple Residence
Caroline Swope 15 m

4. DESIGN REVIEW

A. 815-819 Pacific Avenue - Olympus Hotel (Old City Hall) Kent McLaren 10 m
windows

5. CHAIR COMMENTS

Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: March 23, 2011 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.

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Members
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Ha Pham
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Marshall McClintock, North Slope Ex-Officio

Staff
Reuben McKnight, Historic Preservation Officer

MINUTES

Landmarks Preservation Commission
Community and Economic Development Department

Date: January 12, 2011 LPC 004/11
Location: 728 St. Helens, Tacoma Municipal Bldg North, Room 16

Commission Members in Attendance:
Ross Buffington
Edward Echtle
Ken House
Fred King
Megan Luce
Bret Maddox, S.E.
Marshall McClintock
Mark McIntire
Ha Pham
Pamela Sundell

Staff Present:
Reuben McKnight
Tonie Cook
Diane Wiatr

Others Present:
Gary Branfeld, Tony Trunk, Katherine Ursich, Grace Pleasants, Corinne Kerr, Randal Bennett, Lani Su, Tom Johnson, Milt Tremblay, Lani Ralph, Brian Elkins, Katie Chase

Commission Members Excused: Imad Al Janabi

Chair Mark McIntire called the meeting to order at 5:02 P.M.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioner Imad Al Janabi was excused.

2. DEMOLITION – PRELIMINARY MEETING

Mr. Reuben McKnight noted for the record that Mr. Bramfeld, property owner's representative, has submitted a procedural letter outlining a request if a public hearing is recommended by the Commission dependent upon finding that the building is historically contributing to the district.

He continued with the Staff Report beginning with General Procedural Notes as follows.

The property described below has been submitted to the Landmarks Preservation Commission with a request for approval of demolition. Properties that are designated City Landmarks, or that are located within a Historic Special Review District or Conservation District Overlay, require the review and approval prior to the issuance of a demolition permit.

The purpose of this preliminary meeting, as defined by Tacoma Municipal Code 13.07.110, is the Commission to discuss the project background and possible alternative outcomes, and to schedule a hearing date, if necessary.

If a property is determined to be historically contributing, and a public hearing must be scheduled, the hearing shall be scheduled within 90 days. Following the hearing, there is a mandatory 60 day comment period.

Alternatively, the Commission may find that the building is not historically contributing, and therefore a public hearing is not required. In these cases, the Commission may waive the remainder of the demolition review process. In the case where no replacement structure is proposed, the Commission also may waive the requirements for approval of new construction per TMC 13.07.130. This would conclude the demolition review process.

Lastly, the Commission may request a 30 day period to distribute the application materials for additional peer review.

In summary, the three potential actions before the Commission include:

1. Finding that the building is historically contributing to the district, and forwarding the proposal for a public hearing and automatic 60 day comment period.

2. Finding that the building is not historically contributing to the district.

3. Finding that additional information is needed, and requesting a 30 day review period.

A. 2120 South C Street – Columbia-Heidelberg Building (Union Station Conservation District)

The Columbia-Heidelberg Building complex at 2120 South C Street is proposed for demolition by the owner to remediate a Dangerous Building complaint issued by the City of Tacoma on November 16, 2010. No replacement structure is proposed for the parcel at this time.

The complex consists of several interconnected structures and buildings dating from the 1930s through the 1950s, which are identified in various ways in the attached architectural assessment, the historic preservation analysis, the engineering report, and the demolition bid. Although the City Code Enforcement order only refers to a single building in its narrative, the code enforcement action applies to all the structures on the parcel. For the purposes of clarity, this Staff report will consider the property in 3 principal components:

- Building 1: Office Building
- Building 2: Brewhouse
- Building 3: Storage, tankage, bottling and other parts of the complex

In 2007 and 2008, the property occupied by the building complex was included in conceptual renderings of a hotel development project. The hotel development ultimately did not include this property, and was approved in 2010 by the Commission for construction on the adjacent parcel. At that time, the owner submitted paperwork for the demolition of the building complex, but did not complete or submit an application for the same to the Landmarks Preservation Commission.

A copy of photographs taken by staff and commissioners during the Commission's April 2008 field visit of the Brewery Building are enclosed with the Staff Report.

Basic Timeline

1. 12/12/2007: Briefing to the Commission on proposed new construction design, including the demolition of the existing building at 2120 South C Street (Columbia Heidelberg building)

2. 4/02/2008: Site visit by Commission.

3. 7/2008: Application for Design Review for the new hotel construction submitted. It was noted that the demolition application would be submitted separately.

4. 9/24/2008: Commission review of the hotel design application by Commission. Commission deferred action on the application until the final design was presented.

5. 8/12/2009: A no-action briefing requested by the Applicant for feedback on a new hotel design at 2102 South C Street, which is next to the above property and does not include the 2120 S C property (not the Columbia Heidelberg structure).

6. 7/14/2010: Approval of design for new hotel at 2102 South C Street, including approval for demolition of an existing structure on that parcel.

7. 11/16/2010: City of Tacoma issues Dangerous Building Complaint on 2120 South C building (Columbia Heidelberg)

8. 12/14/2010: Application for demolition of 2120 S C Street property submitted to Tacoma Historic Preservation Office

Standards to be considered:

General Standards for Demolition Review

Because this is a preliminary meeting that is focused on determining the significance of the structure, not all of the standards for demolition approval may be applicable. Staff recommended consideration of B and C at this time. He noted that all standards are provided as information below (TMC 13.07.140):

In addition to the stated purposes and findings located in this chapter, the Landmarks Preservation Commission shall address the following issues when considering an application for historic building demolition:

A. *The reasonableness of any alternatives to demolition that have been considered and rejected, that may meet the stated objectives of the applicant;*

B. *The physical, architectural, or historic integrity of the structure in terms of its ability to convey its significance, but not including any damage or loss of integrity that may be attributable to willful neglect;*

C. *The importance of the building to the character and integrity of the surrounding district; and*

D. *Any public or expert commentary received during the course of the public comment and peer review periods.*

Evaluating Significance

Staff recommended applying the criteria for significance for City Landmarks, located at TMC 13.07.040.

1. Retains integrity of location, design, setting, materials, workmanship, feeling, and association such that it is able to convey its historical, cultural, or architectural significance, and
2. Meets one or more of the six Landmarks Criteria.

Analysis to be considered:

1. The owner of the buildings at 2120 South C Street submitted a demolition approval request to the Landmarks Preservation Commission on 12/14/2010.

2. The buildings at 2120 South C Street are located within the Union Station Conservation District, and adjacent to the Union-Depot Warehouse Historic District, which is listed on the Tacoma, Washington and National Registers of Historic Places.

3. Properties proposed for demolition that are located within the Union Station Conservation District require Landmarks Preservation Commission approval prior to permits for such demolition are issued.

4. There is no contributing/noncontributing historic buildings inventory within the Union Station Conservation District. Buildings within historic and conservation districts that are not inventoried are assumed to be contributing (TMC 13.07.070(E)).

5. There are no plans to construct a replacement structure at this time. Therefore, the requirements and stipulations regarding new construction located in TMC 13.07.100 – 13.07.150 do not apply to this application and may be waived by the Commission per TMC 13.07.130A.

6. Future new construction will require the approval of the Landmarks Preservation Commission.

7. The property owner, in accordance with the application requirements for demolition, has submitted the following documentary materials: A historic property report by the historic preservation and architecture consulting firm Krafft & Krafft, a condition assessment report by Tonkin/Hoyne Architects, and a structural report from I.L. Gross Structural Engineers.

8. The above consulting parties are professionally qualified in their fields and all have extensive experience with historic buildings and structures.

9. Based on the above, the application appears complete.

10. The historic property report, written by Krafft & Krafft in 2008 and submitted by the owner, includes an extensive history of the brewery complex. The area in which the brewery is located included several similar complexes, including the 19th century Pacific Brewing and Malting Complex, which is located at South 25th and C Streets, and is listed on the Tacoma Register of Historic Places. Both complexes have a shared history related to the brewing industry in Tacoma.

11. It is clear that the Columbia-Heidelberg Complex is related to several important historical themes in Tacoma, including the shipping and railroad industry and German immigration. In addition, the 1930s structures are the direct result of expansion that occurred immediately after the repeal of the Volstead Act.

12. Although the original brewhouse and office were constructed on the site in 1900, it appears that the earliest buildings present on the site date from post-Prohibition construction the mid-1930s. Significant remodeling and construction activities occurred in the 1950s and 1980s.

13. The City's historic buildings inventory record for the property was updated in 2003. At the time, the reviewer noted that "…expansion [has] totally destroyed any traces of the old brewery," and that the building did not appear to be eligible for the National Register of Historic Places or a contributing element within a potential historic district.

14. The Krafft report indicates that the complex of buildings likewise has "…*undergone repeated modernization…remodeling and expansion…none of the wood-frame buildings are extant… the massing and form of the complex has not drastically changed, but exhibits very poor physical integrity…*".

15. The Krafft report identifies two key structures on the property: "*The most visible and important historic portions of the complex are (1) the Brew House and boiler room, and (2) the office building, which were both constructed in 1934".*

16. According to the Krafft report, *"*[The Brew House] *exhibits very poor physical integrity".* The Office Building, *"…exhibits generally poor physical integrity; however it could be considered worthy of rehabilitation according to the feasibility of adaptive use and structural retrofit options."*

17. The attributes of the Office Building, according to the Krafft Report, follows: *"It continues to exhibit the original stepped building form with a three-story central bay flanked by two-story side bays. The three structural bays continue to be accentuated by engaged piers with tapered caps…The original second and third floor level window openings with cast stone window sills remain in place…however, first floor window openings at the façade have been altered and infilled".* The portion of the report discussing the "Office Building" states, "… *none of the original steel sash window members remain in place at the façade but some*…[remain on the]*…side elevations on the third floor level*". "*The wrought iron gates… to the service alley and arched openings…appear to date from the historic period*".

18. Two additional elements were identified by the Krafft Report: *"In October 2005 the cast stone frieze of the Student Prince was removed from the façade of the office building [c. 1934] and is reported to be held in storage by the current owner"*, and *"The water tower* [erected possibly in the 1940 and 1948 – 1950 era] *located on the roof of the former Stock House building remains highly visible and is relatively intact."*

19. Based on the information presented above, while the Columbia Heidelberg Brewery is closely tied with the history of Tacoma, it appears that there is very little architecture remaining that conveys that history. The brewhouse and office building retain very little integrity aside from massing and form, which by itself does not convey significance in this industrial setting.

20. According to the submitted Condition Assessment Report (Tonkin/Hoyne Architecture), the brewery complex has suffered from fires, continued decay, lack of maintenance on the exterior and interior systems including the utilities, electrical, access, structural (see I.L. Gross Structural Engineers Report), mechanical, plumbing and fire sprinkler systems, which are all in need of replacement.

21. The consulting reports consistently affirm the challenges that the complex presents as a potential rehabilitation project, both due to the architectural characteristics of the buildings and condition issues.

22. The structural engineer's report (I.L. Gross), affirms the high cost to upgrade for use of the buildings, and reported the requirements to retrofit would be, *"…prohibitively expensive to incorporate into these buildings…substantial structural upgrades …to bring the buildings into conformance…to operate efficiently for the next 25 to 40 years".*

23. According to the Tonkin/Hoyne report, the interior column placement on the Brew House building makes the building very challenging to adapt to a new use and most of the original steel windows, one of the few distinguishing architectural features of the building, have been replaced or are in very poor condition. The report concludes that the building is in a condition that makes it "…*not economically feasible to save or restore most parts of its several adjoined buildings".*

24. In November 2010, City of Tacoma Department of Public Works issued a Dangerous Building Complaint on the property at 2120 South C Street, Assessor Parcel #2021060014, and includes all of the buildings known as the "Brewery Complex", i.e. Brew House, Stock House, Office Building and any other buildings currently located on that tax parcel.

25. Substandard conditions include missing roof, unstable walls, open shafts, missing structural elements, lack of utility service, missing windows, loose and dangling building components, unstable equipment, unsafe electrical system, and standing water.

26. A Bid for Demolition, which includes the proposed itemized costs to demolish individual or all of the buildings was submitted with this application by the Applicant.

27. The applicant and the City Public Works Department concur that the building is a hazard.

28. Moreover, the applicant has included information from several subject matter experts supporting the assertion that the building is doubtful as a viable rehabilitation project.

29. Few elements are recommended for retention or salvage. The Krafft report notes that the water tower could potentially be salvaged and used as signage or as an interpretive piece in a new developent. Likewise, the Tonkin/Hoyne report adds that it could technically be possible to incorporate elements, such as façade, of the main office building into a new development, but that it would require an "imaginative designer" and would be "challenging."

Staff recommended the adoption of the preliminary meeting's staff analysis as findings by the Commission.

Mr. Bramfeld confirmed his agreement with the staff report, adding that the building was not a contributing structure within the scope of the definition of the District and the district guidelines present descriptive on the features which are lacking, other than massing, on this particular property. Further, he added that the present owners had owned all of the property to 21st Street which includes the currently proposed hotel property. He said that there had been a previous proposal to demolish this building and construct a new hotel but the proposal fell apart due to the downturn in the economy; the building had been used for a warehouse but it is not currently being used or is it usable because of its condition, however he mentioned the office bldg is used. He stated that he was not sure of the Student Prince's location and the water tower is still present but it is old and in danger of falling over.

Mr. Bramfeld summarized the professional reports regarding the difficulty in retrofitting the building for new use.

Commissioner Megan Luce discussed the difficulty in being convinced by the building's lack of significance, understood the building's physical stability had been in question, but wondered why there had been no bracing since the Commission's site visit in 2008. She went on to state that the history of the building's construction, association with Darmer as architect and Germanic history was not emphasized in the historic property report.

Mr. Bramfeld responded that the building, at one time contained those elements, but very little has remained. He stated that the many retrofits over the years added to the loss of elements.

Commissioner Luce added that the wood framed buildings are gone but those built in the 1930s are still historic vernacular industrial architectural. She added that the recent issuance of the City's derelict building notice tied the hands of the Commission.

Commissioner Ken House requested Staff to clarify why the City of Tacoma took enforcement action on this building at this time.

Mr. Reuben McKnight explained that complaints of illegal activy on site prompted a City task force inspection in response and other deficiencies in the structure were also identified, therefore the building enforcement team took action; he noted that a point system is applied for violations.

Mr. Bramfeld stated that the violations generated were on 2120 South C Street and not 2102 South C Street.

Commissioner Pamela Sundell offered her endorsement of the character of the District, but stated this particular building had lost significant historic nature and does not have the architectural interest as a base. She added that there was not enough remaining character and would support a position of non contributing status and stated that

removal of this building would benefit the overall remaining buildings in the District.

Vice Chair Ross Buffington asked for clarification commitment by the owner about the property as a vacant site, if the permit to demolish the building was granted.

Mr. Bramfeld stated that the owner would work with the city to make the property realistic and available, and there may be a need identified in the permitting process to use the lot for parking or staging during the new construction on the adjacent property,

Commissioner Ken House asked for information on the elements such as the water tower that might be retained.

Mr. Bramfeld responded there was mostly concrete and the adjacent wood building is just an office.

Commissioner Ken House agreed with Commissioner Sundell on the building's loss of integrity; he expressed concern to identify some element(s) for salvage; he stated there were three buildings, noting the proposal to demolish the office bulding could possibly be considered as a separate decision item by the Commission.

Mr. Reuben McKnight provided clarification that all of the structures were being considered as one proposal to demolish all of the structures, in the current request before the Commission.

Chair Mark McIntire summarized the options on the proposal for the Commission.

There was a motion:

"I move that we, the Landmarks Preservation Commission, request additional information on the architect of the 1934 structure".

MOTION: Luce
SECOND: Sundell

There was clarification on the Hearing Examiner's decision timeline, which was after action was taken by the Commission.

MOTION: Failed (2-aye; 7-no)

There was a motion:

"I move that we, the Landmarks Preservation Commission, find the Columbia Heidelberg Complex at 2120 South C Street, as noncontributing to the Union Station Conservation District".

MOTION: Sundell
SECOND: King
MOTION: Carried (7-aye; 2-no)

Mr. McKnight requested the inclusion of adopting the Staff Report analysis as findings by the Commission.

There was an amendment to the motion:
I move that we, the Landmarks Preservation Commission, adopt the January 12, 2011 Staff Report analysis as findings on the property at 2120 South C Street".

MOTION: Sundell

SECOND: King
MOTION: Carried (7-aye; 2-no)

3. DESIGN REVIEW

A. 424 North M (North Slope)

BACKGROUND

Constructed in 1892, this Queen Anne era house is a contributing structure in the North Slope Historic District. The proposal is a retroactive application that includes the removal of the nonpermitted concrete that was installed in the planter strip and the sidewalk areas (within the limits of the proposed new driveway section). There may be some removal of concrete on the previously installed new driveway area to meet the grading requirement of the new replacement driveway (as part of this proposal).

The current proposal includes the installation of a new concrete driveway 27 feet in width, which results in the removal of the existing 10' wide driveway section and construction of a new sidewalk. The proposed new driveway entrance will be constructed per HD-NSO2 and new sidewalk construction per HD-NS03.

Since the proposal includes a new driveway and sidewalk, the new construction requires review by the Commission per the North Slope Historic Special Review District Guidelines for Parking.

Standards to be considered.

North Slope Historic Special Review District Guidelines (TMC13.07.320F(9))

#9 Parking: Minimize views of parking and garages from the public right-of-way. Most early houses provided space for storing various means of transportation, from horses and carriages to automobiles; however, these structures were nearly always entered from the alley rather than from the street. Parking lots and banks of garage doors along the front facade of a building do not conform to the character of the neighborhood. Off-street parking lots have no historic precedent in this neighborhood, and should be located behind the building and away from the street. Proposed residential driveway approaches requiring curbcuts off a street or arterial are generally prohibited, unless the applicant can demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of this standard prevents alley accessed parking. If approved, such curbcuts and approaches shall be consistent with the standards approved for the historic district and on file in the Public Works Department [HD-NS302, driveway and HD-NS303-sidewalk]. Setting garages and carport structures back from the front of the building reduces their visual importance.

Analysis to be considered:

1. This house is historically significant as a contributing structure in the North Slope Historic District; it was built in 1892. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places.

2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.

3. The infill of the planter strip and addition of a driveway was not permitted work; the Owner and the City have entered into a Plan of Action to submit this retroactive design review application for proposed new construction of a driveway and sidewalk; in addition, the infill cement will be removed.

4. The proposed new sidewalk and driveway will be constructed consistent with construction standards, HD-NS302 (driveway) and HD-NS303 (sidewalk), which meets the North Slope Historic Special Review District Guidelines #9 for Parking, specifically, *"…If approved, such curbcuts and approaches shall be consistent with the standards approved for the historic district and on file in the Public Works Department…".*

5. The proposed new driveway is at North 5th Street, which is the side of the property; the main entrance to the home is on M Street. On the 5th Street side of the property, there is an existing 10' wide driveway and what appears as the garage. The new proposal extends the existing driveway's width to 27'; there is no alley access nor is there any other area for extending the driveway. The guidance for parking is North Slope Historic Special Review District Guideline # 9, which specifically states, "…*Proposed residential driveway approaches requiring curbcuts off a street or arterial are generally prohibited, unless the applicant can demonstrate by clear and convincing evidence that, because of special circumstances not generally applicable to other property or facilities, including size, shape, design, topography, location, or surroundings, the strict application of this standard prevents alley accessed parking",* which the proposed location appears to meet the guideline as the only suitable site.

Staff recommended approval of the analyis as findings and approval of the proposal to the Commission.

Ms. Lani Su corrected the staff report, saying there had been no installation of concrete onto the sidewalk, but there had been infill on the planter strip.

Mr. Reuben McKnight added that if the proposal was limited to repair of the sidewalk or driveway, then this proposal would be an administrative review, however the enlargement of the driveway requires review by the Commission. He added that the guidelines require driveway access from the rear of the lot, however this corner lot does not have alley access.

Commissioner Marshall McClintock complimented the homeowner for working with the City to prepare a plan and stated that he understood the issue of not having alley access for parking.

Commissioner Pamela Sundell stated that this proposal would most likely not have been approved, if it was an application review prior to the work being completed rather than this retroactive application.

Mr. Reuben McKnight reminded the Commission that this retroactive application is part of a plan of action, prepared by the applicant and city enforcement division, in which as a part of the plan includes the review by the Commission.

There was discussion on the proposed width of 27' for the driveway, the use of the concrete ramp area, the small planter strip used for garbage cans, the paved area next to the existing driveway, code requirements on width of driveways, and North Slope Historic District guidelines.

Over time – paved parking strips and used as parking areas (code enforcement

Mr. Reuben McKnight stated that the Commission's purview on the proposal is the appropriateness of the driveway curbcut.

There was a motion:
"I move that we, the Landmarks Preservation Commission, adopt analysis items numbers 1, 2 and 3 as findings, and reject the retroactive application for additional curbcuts for property at 424 North M Street".
MOTION: Buffington

SECOND: Sundell
MOTION: Carried

Mr. Reuben McKnight asked for guidance suggesting direction for the width of the proposal driveway.

Commissioners agreed on a width of approximately 17 feet for the driveway.

Mr. Reuben McKnight stated that Staff would contact Ms. Lani Su and code enforcement to finalize a plan.

4. BOARD BRIEFINGS

A. Elks Temple Property (north of Elks Temple Building, 565 Broadway)
Corinne Kerr and Randal Bennett, ZGF Architects; Grace Pleasants

The design team for the new mixed use/parking structure to be constructed north of the historic Elks Temple was presented to the Landmarks Preservation Commission on the proposed preliminary design. The purpose was to introduce the overall project and its specific components, milestones and timeline, and to solicit feedback from the Commission.

Commission comments included the following:
1) Concern was expressed regarding the relationship with the neighboring property, University Union Club; A suggestion was made to emphasize the compatibility of the two buildings;
2) Interest expressed in seeing a more high-tech design than what was presented; suggestion for more industrial type detailing, for the building to take on its own character;
3) Concern with lighting at the intersection on Stadium;
4) Liked the difference in colors and materials;

B. 100 South Ninth Street (Bowes Building)
Tom Johnson, Technology International Corporation

Mr. Reuben McKnight introduced this briefing item regarding the Bowes Building and previous 2008 Commission decision to deny the installation of cell antennas onto the rooftop. He added that the previous application to install cellular equipment onto the rooftop was denied due to concerns about adverse effects to the building's strong massing, detailed parapet, and views. He stated that the current proposal is a revision of that application and Staff requested Mr. Johnson to present the proposal as a briefing to the Commission.
antenna installation project of denial by the Commission.

The Commission reviewed the current proposal and comments and suggestions follow.

1. Provide photosimulations of the proposal including sight lines from the ground level;
2. Concern expressed with the visibility from the uphill elevations;
3. Recommended no more than six antennas, versus the proposed nine;
4. Design the most minimal (versus faux chimney / screens) proposal as possible;

C. Hood Street Corridor / Prairie Line Trail, University of Washington Tacoma
Milt Tremblay, University of Washington Tacoma

Mr. Reuben McKnight introduced the "Prairie Line Trail," which will utilize portions of the Burlington Northern right of way leading through downtown to the waterfront, and is currently under design development. The portion that will run through the campus of the University of Washington Tacoma is currently known as the "Hood Street Corridor."

Mr. Milt Tremblay introduced Lani Ralph, Brian Elkins, and Diane Wiatr, City of Tacoma. He stated that the initial design included removal of the rails and ties but after recent discussion on their significance, it resulted in waiting until more informed conversation can occur on the impact and value of the ties and rails. Mr. Tremblay stated that consequently, the design plans being presented omitted the ties and rails.

Commission comments follow:
Rails and ties are highly significant;
The ties and rails need to stay;
Signaling equipment is important;
Dog house (for storing signaling equipment) is important;
Rock on site will be kept;

Commissioner Ken House stated it was his understanding that the Japanese American Memorial (located in the same trail area) would be the central part. He made three additional points which follows: 1) He hoped the Japanese American Community was involved; 2) This memorial was a long time in coming ; 3) If there was a funding issue, maybe look for partner; 4) If Japanese American Memorial was not a central part, then he would like to understand and he would like to hear about this at the next visit (by Mr. Tremblay);

Mr. Tremblay reported on the possibility to bring the historic Student Prince back to campus.

Japanese Language students are involved on this project as well as sculptor Gerard Tsutakawa (i.e. artist for Safeco Field in Seattle); cost has been difficult resulting in the modification of the project, adding the contemplative nature of this specific display.

Diane Wiatr, City of Tacoma, was introduced, and it was agreed that she will return to the Commission to more fully present the Prairie Trail.

There was discussion on developing one path versus two paths along the trail area.

3. BOARD BUSINESS/PRESERVATION PLANNING

A. Old Town Neighborhood Historic District Proposal

The draft information letter to residents providing them the schedule of the nomination process was reviewed and approved by the Commission.

MOTION: McIntire
SECOND: Luce
MOTION: Carried

B. Correspondence

Letter from Historical Society of Tacoma – A recent letter from the Society to the Mayor and City Council and

copied to the Commission was circulated.

"I move that we, Landmarks Preservation Commisson, submit a new letter from the Commission to the City of Tacoma, and emphasize our commitment to Old City Hall restoration and protection".

MOTION: King
SECOND: Luce
MOTION: Carried

Meting adjourned at 7:30 P.M.

Submitted as True and Correct:

_____

Reuben McKnight
Historic Preservation Officer

Landmarks Preservation Commission
Community & Economic Development Department

STAFF REPORT **LPC 10/11**
March 9, 2011

PUBLIC HEARING - NOMINATIONS

NOTES ON GENERAL ORDER

The Landmarks Preservation Commission will hear public comments today regarding nominations 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 six 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: 3419 N 27th Street (Semple Residence)

Caroline Swope, Kingstree Studios

BACKGROUND
Constructed between 1890 and 1896, the one and a half story Shingle Style residence at 3419 North 27th Street is located in one of Tacoma's oldest areas, originally platted in 1869. The nomination states, "The Semple Residence has significance through its broader connection to the planning development patterns in Tacoma, Criterion A, and its Shingle Style architectural form, Criterion C, of the six criteria of eligibility on the Tacoma Register of Historic Places.

The Commission voted to forward this property for public comment and additional consideration on January 26, 2011, 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; and

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
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 **Semple Residence,** *be included on the Tacoma Register of Historic Places, including the exterior of the existing building at* **3419 North 27th Street***, 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 **Semple Residence***, 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 **Semple Residence** *and that the comment period be extended to the next regular LPC meeting (*or state another reason)."

DESIGN REVIEW

AGENDA ITEM 3A: 815-819 Pacific Avenue, The Olympus Hotel (Old City Hall)

Kent McLaren, BCRA

This item was re-scheduled to this meeting because of the cancellation of the February 23, 2011 meeting of the Landmarks Preservation Commission.

BACKGROUND

Constructed in 1909, the building at 815 Pacific, the Olympus Hotel, is a contributing structure in the Old City Hall Historic District. The current use for the upper portion of the building includes 49 affordable housing units at 45% of area median income or less to residents of Tacoma. This proposal includes window replacements, minor masonry repair and protective coating on the south elevation; metal cap flashing on sills on North and South Elevations; and full roof and exhaust fan replacements. The purpose of the proposal is to improve energy efficiency of the building to reduce utility and maintenance costs and to address repairs that will improve the comfort of the building occupants. According to the application, state funding for rehabilitation of multifamily buildings requires a measured response to Evergreen Sustainable Design Standards, which typically mandate improvements to the energy performance.

Window replacements will be considered in this review, as follows:

1) East and West Elevations: Windows from floors 2 and above are proposed for replacement with metal-clad wood; and
2) North and South Elevations: All windows are proposed for replacement with steel for fire code reasons.

The application commissioned a window survey from a wood window expert, providing an overview of the existing conditions of the windows, which is enclosed in the Commission packets. The survey identifies approximately 133 windows proposed for replacement; 83 are considered historic windows in good or fair condition, and the remainder are nonhistoric or considered in poor condition.

The applicant stated that wood window restoration was considered for this project but was not selected for a number of technical and feasibility reasons, including:

1) Overall cost
2) Thermal efficiency (to meet project requirements for performance as well as to reduce utility costs to residents)
3) Operability (as opposed to interior thermally sealed glazing; the plan for the air flow for the building requires operable windows)
4) Replacement of windows will occur with all units occupied.

The Applicant will present additional photos of the existing conditions of the windows to the Commission meeting.

STANDARDS

Secretary of Interior's Standards for Rehabilitation

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.

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

Secretary of Interior's Standards and Guidelines If using the same material is not technically or economically feasible, when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

ANALYSIS

1. Built in 1909, the Olympus Hotel building at 815 Pacific is historically significant as a contributing property of the Old City Hall Historic District which is listed on the Tacoma, Washington, and National Registers of Historic Places.

2. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to this building per TMC 13.07.095, prior to those changes being made, by virtue of its status as a City Landmark.

3. The removal of all of the above street level windows, in which approximately 83 are historic and in good or fair condition, which could be repaired, does not meet Secretary of Interior's Standard number 2, specifically, *"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,"* unless it is demonstrated that there is not an economic or technically feasible way to meet this standard.

4. Windows are generally considered character defining features.

5. The Olympus Hotel building has been readapted for low income / affordable housing units serving Tacoma citizens at less than 50% of the area's median income.

6. The proposal is financed with State funding for rehabilitation of multifamily buildings which requires a measured response to Evergreen Sustainable Design Standards, which typically mandate improvements to the energy performance.

7. The feasibility of repair and maintenance of the windows, improving energy performance while continuing to provide affordable housing and retaining the building's historic character, were factored into the approach selected by the Applicant.

8. A survey of the condition of the building windows was conducted by Legacy Renovation, October 2010. A total of 133 windows were reviewed; 83 were reported as historic.

9. The application narrative reports that 30 of 40 of the West and 9 of 19 of the East elevation's windows are in fair to poor condition or worse but repairable.

10. The survey states that 35 of the 40 on the West elevation are in good or fair condition and could be repaired; the remaining 5 are listed in poor condition.

11. There is specific concern stated in the application that the sashes could not be retrofitted sufficiently to install insulated glass.

12. The application states, *"In accordance with Secretary of Interior Stations and Guidelines for replacing windows in historic buildings, windows will be replaced using the same sash and pane configuration as the original windows."*

13. *Secretary of Interior's Standards and Guidelines* states*, "…If using the same material is not technically or economically feasible, when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered"*

14. The Commission has considered the financial feasibility of proposals in the past and approved proposals on replacement substitute materials.

15. The project requires review by the Washington State Historic Preservation Officer under Section 106 NHPA because of its Housing and Urban Development (HUD) funding source. This review is pending.

RECOMMENDATION
Staff recommends adoption of the above analysis as findings and defers recommendation to the Commission.

BOARD BUSINESS / PLANNING

Old Town Neighborhood – Information

The field visit to Old Town Neighborhood is scheduled for Wednesday, March 16, 2011.

The discussion on the proposed boundaries and inventory for the proposed Old Town Historic District is postponed until after the field visit.

PENDING AGENDA ITEMS

March 16, 2011 – Re-scheduled Old Town Neighborhood Field Visit by Commission

March 23, 2011 – Public Information Session (after regular Commission meeting)
Preservation Month Activities Update and Discussion of Annual Report to Council
Discussion on the proposed boundaries and contributing buildings inventory of Old Town

***

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 **OLYMPUS HOTEL**

Building/Property Address **815 Pacific Avenue**

Landmark or Conservation District

Applicant's Name **BCRA**

Applicant's Address (if different than above) **2106 Pacific Ave Suite 300, Tacoma, WA 98402**

Applicant's Phone **253 627 4367** Applicant's Email **kmclaren@bcradesign.com**

Property Owner's Name (printed) **Korean Women's Association**

Property Owner's Address **123 E 96th Street Tacoma, WA 98445**

Property Owner's Signature Peter J. Ansara, Executive Director - Korean Women's Association

**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: **$240,000.00**

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

The Landmarks Preservation Commission (LPC) is the designated review board to approve or deny proposed changes to designated historic buildings and districts. Review criteria are available at the 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 2: INSTRUCTIONS

New Fee Schedule for 2006

On March 21, 2006 City Council approved a new general services fee schedule that includes new fees for design review and demolition review of historic buildings (Res. No. 36804). The new fees are as follows:

Estimated project cost (determined by applicant)	Application Fee
$0 – 3500	$100
Each additional $1000	$30
Signs and Awnings	$100 flat fee
Maximum fee per review	$2000
Application for Demolition	$1500

General Tips for Modifications to Historic Buildings

1. **First contact the proper permitting office to ensure your project is code compliant.** The Landmarks Preservation Commission generally cannot approve a project with pending variances or code waivers (contact the Historic Preservation Office for more information). Presubmittal conferences with Commercial Plan Review may be required for major projects and should occur prior to Landmarks Commission review of your project. **If variances are required for your project, contact the Historic Preservation Officer before submitting your application.** Variances that may affect the exterior design of the project must be resolved prior to Landmarks Commission review.

2. **For complex projects, several design briefings to the Landmarks Commission may be necessary.** Contact the Historic Preservation Officer to discuss scheduling options. The Landmarks Commission generally meets twice per month. Sign applications and other simple design reviews generally do not require multiple visits.

3. **Projects are evaluated using the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, and any applicable Historic District Design Guidelines (if the project occurs within a historic district).** Design Guidelines cover areas such as massing, scale, streetscape, signage, awnings and other design elements. Copies of Tacoma's guidelines are available at the Historic Preservation Office, or online at www.tacomaculture.org.

General Steps for Submitting Applications

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

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

   Architectural Review Committee: The Landmarks Commission has an Architectural Review Committee that can provide feedback for projects. The ARC consultation is a no-action preliminary review of projects scheduled on an as-needed basis or by applicant request. Though optional, it is HIGHLY recommended for large scale or complex projects to generate feedback from commissioners.

   Preliminary Approvals: In some cases, it may be appropriate to apply for Landmarks Commission approvals in stages. For example, a final proposal for the building massing, configuration and size may be approved separately from the final finish materials and exterior design. Generally signs are approved post-occupancy, and require a separate application.

3. **Submit 20 copies of completed application and APPLICATION FEE to:**

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

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

PART 3: PROJECT SCOPE AND DESCRIPTION

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

Project originally constructed in 1909. Major rehabilitation was completed in 1999.

Proposed scope of work is as follows:

The Work will be primarily focused on exterior upgrades and repairs to extend useful life of exterior envelope components and to address repairs that will improve comfort of building occupants, and energy efficiency of the building to reduce utility and maintenance costs.

Windows:

Replacement of windows is a high priority need since existing windows leak air and moisture. Residents complain about drafts and inability to maintain interior temperatures within acceptable range of comfort. Many are in poor condition with signs of on-going water-intrusion, potentially creating more significant problems typically caused by moisture within exterior wall assemblies. Operability is important to indoor air quality and to moderate temperatures in warmer months since resident units have no air conditioning. Significant heat loss is experienced in winter months. State funding for rehabilitation of multifamily buildings require a measured response to Evergreen Sustainable Design Standards, which typically mandate improvements to the energy performance of existing buildings. Prescriptive requirements dictate window replacement to current energy code standards.

Significant constraints on the option to renovate existing windows include: limited capital improvement resources to maintain the building and prolong its service to Tacoma as affordable housing; renovation will proceed while building is occupied; and existing windows are now over 100 years old with repairs nearing the limits of technical feasibility.

Window replacement is the best course of action for several reasons. A window survey has been completed and is attached herewith. The report concludes that 30 of 40 windows on the west elevation, and 9 of 19 historic windows on the east are determined to be in " fair to poor condition," or "worse but repairable" and would require significant re-construction to get them on par with other windows. Due to requirements for prevailing labor wage rates, incremental additional cost to replace windows was not significantly greater than repairs. In addition, the building will be occupied during renovation activity and replacement provides quicker turn-around of units to minimize duration of displacement for residents, as well as reducing potential resident exposure lead-based paint dust. From a technical point of view, the existing sash depth is insufficient for retrofitting to accept insulated glass. Interior storm windows are not a good option considering the population this building will serve, and windows need to remain operable for ventilation and indoor air quality, Further, storm windows would not solve water intrusion problems.

Other considerations: The project is financed as low income housing serving people at less than 50% of area median income. Rent revenue is limited and costs to maintain renovated windows would be prohibitive. Therefore the Owner has decided to replace windows with weather resistant clad-wood windows to reduce maintenance costs, also a resulting in lower utility costs for the low-income residents residing at the Olympus.

The Owner has decided to proceed with replacement of the existing residential windows with metal-clad wood at the East / West elevations at the second floor and above, and steel at the North / South elevations. No work is planned for windows and awnings at street level. Contract Documents will include window manufacturer, details, hardware, details showing various window removal conditions, etc. Replacement windows at the historic east and west elevation will have frame, sash and muntin dimensions nearly identical to the original windows. Metal cladding can be factory finished for significantly better long-term durability, and support selection of a matching historic color. Adding a decorative window lug will be problematic. The attachment method likely is to be a maintenance concern and potentially voiding warranties on the windows' performance standards, due to additional fasteners penetrating the window where none are part of the tested assembly.

In accordance with Secretary of Interior Standards and Guidelines for replacing windows in historic buildings, windows will be replaced using the same sash and pane configuration as the original windows.

Window sills on the north and south elevations are not properly sloped to the exterior and contribute to moisture intrusion at exterior wall assembly below windows. The Owner has decided to proceed with adding a metal cap flashing on the window sills at the North and South elevations. Several window sills at the East end West elevations are cracked and will be repaired with a fluid applied flashing. Contract Documents will identify materials and installation details for bidding.

Masonry: The Owner is considering protective coating at the South elevation only, including minor masonry repairs as needed for a durable substrate for the coating. No work on other elevations will be included in scope.

Roof Repair : The Owner has decided to proceed with a full roof replacement at the lower roof. Contract Documents will include details, materials, sloping, reinstallation of parapet support boots, etc . In addition, the Owner has decided that the upper roof scope will only be repairs at the parapet support boots. Planned roof work will not affect existing masonry visible from the building perimeter. During the last major rehabilitation in 1999, the elevator penthouse was clad with vinyl siding simulating beveled clapboard. This material has proven unsuitable for this exposure and is falling off the penthouse walls. The scope includes a more durable cladding for this wind exposure – such as metal siding. Verify with Structural Engineer that structure is capable of securing anchor bolts for safety tie -offs. Provide details of anchor bolts are needed. Contract Documents to specify material and details for the boot repairs.

Rooftop Exhaust Fans: The Owner has decided to replace all nine (9) roof top exhaust fans. Contract Document will provide model number of fans for bidding. BCRA to look into pressure testing vents.

Due to the project's residential occupancy and funding assistance from State of Office of Community Trade and Economic Development , the scope of work will also require a measured response to Evergreen Sustainable Design Criteria. A copy of the project team's response checklist is attached herewith.

Interior improvements: The residential entry lobby will be painted.

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
- [X] Property owner/manager consent
- [X] **Check here to certify that you have contacted the Permit Counter to resolve any potential code or zoning issues with your project.**
- [X] **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

Legacy Renovation
Products & Services

November 9, 2010

BCRA
Attn: Kent McLaren
2106 Pacific Ave, suite 300
Tacoma, WA 98402

Dear Kent:

I had the opportunity to walk the building and perform the full survey at the Olympus Hotel on Wednesday, October 27th. I was able examine all of the windows in the building except those in unit 312 which equates to visual inspection of 127 of the 133 total windows in the building. I used the data from the units directly above and below unit 312 to populate the information as there was a great deal of uniformity to draw from.

I have attached a matrix for examining the windows in the building by style, type, and condition. They are broken up between steel windows on the North and South and wood windows on the West and East. There are different standard conditions for the two style/types so I've summed up the windows in the two types.

The North and South have a combination of three different types of window. The oldest are a mix of rolled steel double hung and casement windows that date, likely, to the building construction or very nearly after that. They are called out on the survey as "Historic Steel Awn or Awn Pic Combo" (13 of these), "Historic Steel Double Hung" (21 of these), or "Steel Casement"(6 of these). The casement and awning windows are operated with a flip-lever and swing out on hinges. The historic double hung windows are counterbalanced with chains and a weight system within the jamb. There are also "New Steel Double Hung" windows (11 of these) on these two elevations. They appear to have been installed quite recently (perhaps as recently as the conversion of the building). They are identified easily as of a newer style and are counterbalanced with a coil tape system.

With the steel windows, the three grades of integrity are as follows. "Good" means that there is very little deterioration of operation or finish and hence, little rust. These will be relatively easy to get into good condition with some adjustment/lubrication, some minor buzz-wheel/stripping of surfaces, primer and paint. "Fair" means that there is good integrity of the frame and sash but advanced deterioration of finish and presence of rust. Some minor components need replacement or repair. In the case of the "New Steel Double Hung" windows, this means that the window is in good condition but there is a problem with the tape balances. Windows in "Poor" condition require extensive repairs. There may be advanced rust, broken glazing or hardware components, or deflection/warping

of the frames that requires some more in depth work to get them on par with the remainder of the windows.

The West and the East have wood double hung windows and a very few fixed sash. The "Historic Wood Double Hung" windows (55 of these) are the traditional style, counterbalanced with ropes and weights on pulleys. There are four "Historic Fixed" sash windows and one "New Fixed Sash" window. Finally, there are 5 "New Wood Double Hung Insert" windows that are double hung sash counterbalanced on a vinyl track with springs/block and tackle resistance. The insert windows are all in good shape and need only adjustment and paint. The historic wood windows break down as follows: "Good" windows still need to be stripped and restored. The sashes are largely intact (on the upper floors. It looks to me as though the upper floors were swapped with the lowers when the work was done, given the condition of the materials). They need weather-strip, adjustment, minor epoxy repairs, and paint. The "Fair" windows are worse but still repairable. There would likely be some manufacturing limited to muntin replacement or dutchmans' mostly. The "Poor" condition windows will require significant re-building and reconstruction to get them on par with the others.

Please let me know if there is anything else I can do. I am at your disposal.

Troy Axe

President
Legacy Renovation Products & Services
Ph: 253.474.5175
Fax: 253.474.5542
Cell: 253.691.8021
e-mail: taxe@legacyrenovation.com

Olympus Hotel
Survey

WEST

Date: 10/27/2010

Room	Elevation	Floor	Win #	Historic Wood Double Hung	Historic Steel Awn or Aw-Pic Combo	New Wood Double Hung Insert	New Steel Window	Historic Steel DH	Good	Fair	Poor	Chain	Tape	Rope	New Bottom Shash	Bad Top Sash	New Top Shash
612	West	6	6U-A	X						X				X	X		X
612	West	6	6U-B	X							X			X			
612	West	6	6V	X					X					X			X
612	West	6	6W	X					X					X			
611	West	6	6X	X					X					X			
611	West	6	6Y	X					X					X			
611	West	6	6ZA	X					X					X			
611	West	6	6ZB	X					X					X			
512	West	5	5U-A	X						X				X			
512	West	5	5U-B	X						X				X			
512	West	5	5V	X							X			X			
512	West	5	5W	X							X			X			
511	West	5	5X	X						X				X			
511	West	5	5Y	X						X				X			
511	West	5	5Z-A	X						X				X			
511	West	5	5Z-B	X						X				X			
412	West	4	4U-A	X					X					X			
412	West	4	4U-B	X					X					X			
412	West	4	4V	X					X					X			
412	West	4	4W	X					X					X			
411	West	4	4X	X						X				X	X	X	
411	West	4	4Y	X							X			X			
411	West	4	4Z-A	X						X				X			
411	West	4	4Z-B	X													
312	West	3	3U-A	X										X			
312	West	3	3U-B	X										X			
312	West	3	3V	X										X			
312	West	3	3W	X										X			
311	West	3	3X	X						X				X			
311	West	3	3Y	X						X				X	X		
311	West	3	3Z-A	X						X				X	X		
311	West	3	3Z-B	X						X				X			

Not Observed. Populated with

Olympus Hotel
Survey

WEST

Date: 10/27/2010

Room	Elevation	Floor	Win #	Historic Wood Double Hung	Historic Steel Awn or Aw-Pic Combo	New Wood Double Hung Insert	New Steel Window	Historic Steel DH	Good	Fair	Poor	Chain	Tape	Rope	New Bottom Shash	Bad Top Sash	New Top Shash
212	West	2	2U-A	X						X				X			X
212	West	2	2U-B	X						X				X			
212	West	2	2V	X						X				X	X		
212	West	2	2W	X						X				X			
211	West	2	2X	X							X			X			
211	West	2	2Y	X						X				X			
211	West	2	2Z-A	X						X				X			
211	West	2	2Z-B	X						X				X			
Total Qty required				**40**	**0**	**0**	**0**	**0**	**10**	**24**	**5**	**0**	**0**	**39**	**5**	**1**	**3**

Olympus Hotel
Survey

Date: 10/27/2010

SOUTH

Room	Elevation	Floor	Win #	Historic Wood Double Hung	Historic Steel Awn or Aw-Pic Combo	New Wood Double Hung Insert	New Steel Window	Historic Steel DH	Good	Fair	Poor	Chain	Tape	Rope	Historic Wood Fixed
711	South	7	7P					X			X		X		
715	South	7	7R				X				X	X			
715	South	7	7S					X		X	X		X		
715	South	7	7T					X			X		X		
611	South	6	6R		X					X					
615	South	6	6S					X	X				X		
615	South	6	6T					X	X				X		
511	South	5	5R		X					X					
515	South	5	5S					X			X		X		
515	South	5	5T					X		X			X		
411	South	4	4R		X					X					
415	South	4	4S					X		X			X		
415	South	4	4T					X		X			X		
311	South	3	3R		X				X						
315	South	3	3S					X	X				X		
315	South	3	3T					X	X				X		
Total Qty required				**0**	**4**	**0**	**1**	**11**	**5**	**7**	**5**	**1**	**11**	**0**	**0**

Olympus Hotel
Survey

Date: 10-27-2010

NORTH

Room	Elevation	Floor	Win #	Historic Wood Double Hung	Historic Steel Awn or Aw-Pic Combo	New Wood Double Hung Insert	New Steel Window	Historic Steel DH	Good	Fair	Poor	Chain	Tape	Rope	Historic Wood Fixed	Steel Casement	Seperating Bottom Sash	Keyed lock
716	North	7	7C				X			X			X					
714	North	7	7D				X			X			X					
714	North	7	7E				X			X			X					
713	North	7	7F				X		X				X					
713	North	7	7G				X		X				X					
712	North	7	7H				X		X				X					
712	North	7	7J				X		X				X					
617	North	6	6A		X					X								
616	North	6	6B					X	X			X						
616	North	6	6C					X	X			X						
614	North	6	6D				X			X			X					
614	North	6	6E				X			X			X					
613	North	6	6F					X			X	X						
613	North	6	6G					X			X	X						
612	North	6	6H							X						X		
612	North	6	6J		X					X								
517	North	5	5A		X						X							
516	North	5	5B					X			X	X						
516	North	5	5C					X		X		X						
514	North	5	5D				X		X				X					
514	North	5	5E				X		X				X					
513	North	5	5F					X		X		X						
513	North	5	5G					X			X	X						
512	North	5	5H						X							X		
512	North	5	5J		X					X								
417	North	4	4A		X				X									
416	North	4	4B					X		X		X						
416	North	4	4C					X		X		X						
414	North	4	4D				X		X				X					
414	North	4	4E				X		X				X					
413	North	4	4F					X			X	X						
413	North	4	4G					X			X	X						

Olympus Hotel
Survey

Date: 10-27-2010

NORTH

Room	Elevation	Floor	Win #	Historic Wood Double Hung	Historic Steel Awn or Aw-Pic Combo	New Wood Double Hung Insert	New Steel Window	Historic Steel DH	Good	Fair	Poor	Chain	Tape	Rope	Historic Wood Fixed	Steel Casement	Seperating Bottom Sash	Keyed lock
412	North	4	4H						X							X		
412	North	4	4J		X					X								
317	North	3	3A		X					X								
316	North	3	3B					X			X	X					X	
316	North	3	3C					X			X	X					X	
314	North	3	3D				X		X				X					
314	North	3	3E				X		X				X					
313	North	3	3F					X			X	X					X	
313	North	3	3G					X			X	X					X	
312	North	3	3H						X							X		
312	North	3	3J		X					X								
217	North	2	2A								X					X		
216	North	2	2B					X		X		X						
216	North	2	2C					X			X	X						
214	North	2	2D				X			X			X					
214	North	2	2E				X			X			X					X
213	North	2	2F					X			X	X						
213	North	2	2G					X		X		X						
212	North	2	2H						X							X		
212	North	2	2J		X				X									
Total Qty required				**0**	**9**	**0**	**17**	**20**	**18**	**20**	**14**	**20**	**17**	**0**	**0**	**6**	**4**	**1**

Olympus Hotel
Survey

Date: 10/27/2010

EAST

Room	Elevation	Floor	Win #	Historic Wood Double Hung	Historic Steel Awn or Aw-Pic Combo	New Wood Double Hung Insert	New Steel Window	Historic Steel DH	Good	Fair	Poor	Chain	Tape	Rope	Historic Wood Fixed	Non-Historic Bottom Sash	New Fixed
619	East	6	6K						X					X	X		
619	East	6	6L	X					X					X			
618	East	6	6M			X			X								
617	East	6	6N	X						X				X			
617	East	6	6O	X						X				X			
519	East	5	5K						X								
519	East	5	5L	X							X			X	X		
518	East	5	5M			X			X								
517	East	5	5N	X						X				X			
517	East	5	5O	X					X					X			
419	East	4	4K						X						X		
419	East	4	4L	X					X					X			
418	East	4	4M			X			X								
417	East	4	4N	X					X					X			
417	East	4	4O	X					X					X			
319	East	3	3K							X					X		
319	East	3	3L	X						X				X		X	
318	East	3	3M			X			X								
317	East	3	3N	X						X				X		X	
317	East	3	3O	X						X				X		X	
Stair	East	2	2K						X								X
Stair	East	2	2L	X					X					X			
218	East	2	2M			X			X								
217	East	2	2N	X					X					X			
217	East	2	2O	X					X					X		X	
Total Qty requi		DH		**15**	**0**	**5**	**0**	**0**	**17**	**7**	**1**	**0**	**0**	**16**	**4**	**4**	**1**

Olympus Hotel
Survey Summary

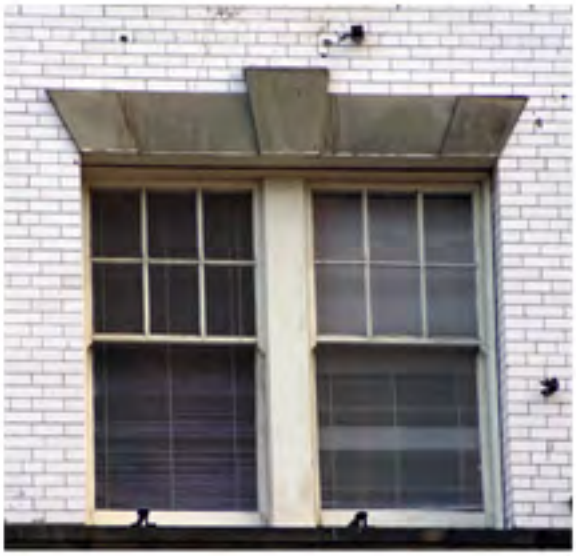
Date: 10/27/2010

East Elevation	Quantity of each condition			
	Good	Fair	Poor	Total
Historic Wood Double Hung	8	6	1	15
New Wood Double Hung Insert	5			5
Historic Wood Fixed	2	1	1	4
New Wood Fixed	1			1
			Total	25

West Elevation	Quantity of each condition			
	Good	Fair	Poor	Total
Historic Wood Double Hung	10	25	5	40
			Total	40

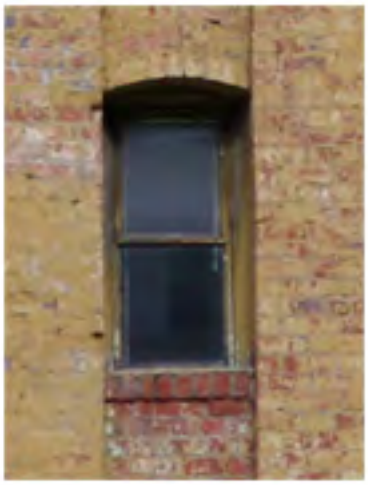
North Elevation	Quantity of each condition			
	Good	Fair	Poor	Total
Historic Steel Awn or Awn-Pic	2	6	1	9
New Steel Double Hung Window	10	7		17
Historic Steel Double Hung Window	2	6	12	20
Historic Steel Casement	4	1	1	6
			Total	52

North Elevation	Quantity of each condition			
	Good	Fair	Poor	Total
Historic Steel Awn or Awn-Pic	1		3	4
New Steel Double Hung Window			1	1
Historic Steel Double Hung Window	4	5	2	11
			Total	16



OLYMPUS HOTEL - WEST FASCADE

BCRA



OLYMPUS HOTEL - SOUTH FASCADE

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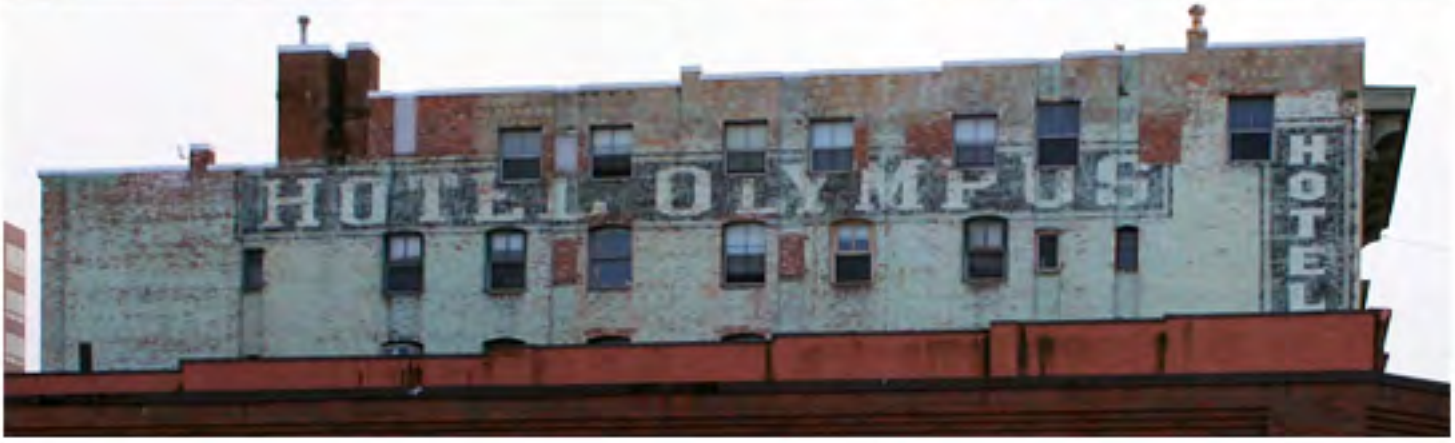
OLYMPUS HOTEL - EAST FASCADE

BCRA



OLYMPUS HOTEL - NORTH FASCADE

BCRA

Olympus Hotel
Survey

WEST

Date: 10/27/2010

Room	Elevation	Floor	Win #	Historic Wood Double Hung	Historic Steel Awn or Aw-Pic Combo	New Wood Double Hung Insert	New Steel Window	Historic Steel DH	Good	Fair	Poor	Chain	Tape	Rope	New Bottom Shash	Bad Top Sash	New Top Shash
612	West	6	6U-A	X						X				X	X		X
612	West	6	6U-B	X							X			X			
612	West	6	6V	X					X					X			X
612	West	6	6W	X					X					X			
611	West	6	6X	X					X					X			
611	West	6	6Y	X					X					X			
611	West	6	6ZA	X					X					X			
611	West	6	6ZB	X					X					X			
512	West	5	5U-A	X						X				X			
512	West	5	5U-B	X						X				X			
512	West	5	5V	X							X			X			
512	West	5	5W	X							X			X			
511	West	5	5X	X						X				X			
511	West	5	5Y	X						X				X			
511	West	5	5Z-A	X						X				X			
511	West	5	5Z-B	X						X				X			
412	West	4	4U-A	X					X					X			
412	West	4	4U-B	X					X					X			
412	West	4	4V	X					X					X			
412	West	4	4W	X					X					X			
411	West	4	4X	X						X				X	X	X	
411	West	4	4Y	X							X			X			
411	West	4	4Z-A	X						X				X			
411	West	4	4Z-B	X													
312	West	3	3U-A	X										X			
312	West	3	3U-B	X										X			
312	West	3	3V	X										X			
312	West	3	3W	X										X			
311	West	3	3X	X						X				X			
311	West	3	3Y	X						X				X	X		
311	West	3	3Z-A	X						X				X	X		
311	West	3	3Z-B	X						X				X			

Not Observed. Populated with

Olympus Hotel
Survey

WEST

Date: 10/27/2010

Room	Elevation	Floor	Win #	Historic Wood Double Hung	Historic Steel Awn or Aw-Pic Combo	New Wood Double Hung Insert	New Steel Window	Historic Steel DH	Good	Fair	Poor	Chain	Tape	Rope	New Bottom Shash	Bad Top Sash	New Top Shash
212	West	2	2U-A	X						X				X			X
212	West	2	2U-B	X						X				X			
212	West	2	2V	X						X				X	X		
212	West	2	2W	X						X				X			
211	West	2	2X	X							X			X			
211	West	2	2Y	X						X				X			
211	West	2	2Z-A	X						X				X			
211	West	2	2Z-B	X						X				X			
Total Qty required				**40**	**0**	**0**	**0**	**0**	**10**	**24**	**5**	**0**	**0**	**39**	**5**	**1**	**3**

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)

Location

Street Address 3419 North 27th Street, Tacoma, Wa Zip 98407

Parcel No(s).	Legal Description and Plat or Addition:
7040000810	Section 31 Township 21 Range 03 Quarter 22 PUGET PARK: PUGET PARK L 9 & E 20 FT OF 10 B 19 REAL PROP DEFERRAL RCW 84.38 (DC0639JP8-12-88)

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.

☒ Principal Structure	☐ Site
☒ Historic Additions	☐ Historic Landscaping, Fencing, Walkways, etc.
☐ Ancillary Buildings/Outbuildings	☐ Interior Spaces/Other (inventory in narrative)

Owner of Property

Name Mark D. Pinto

Address 3419 N 27th Street City Tacoma State WA Zip 98409

Is the owner the sponsor of this nomination? Yes ☒ No ☐

Form Preparer

Name/Title Caroline Swope Company/Organization Kingstree Studios

Address 2902 North Cedar St. City Tacoma State WA Zip 98407

Phone 370-6984 Email _____

Nomination Checklist—Attachments

☒ $100 Filing Fee (payable to City Treasurer)	☐ Continuation Sheets
☒ Site Map (REQUIRED)	☐ Historical Plans
☒ Photographs (REQUIRED): *please label or caption photographs and include a photography index)*	☐ Other (please indicate): _____
☒ Last Deed of Title (REQUIRED): *this document can usually be obtained for little or no cost from a titling company*	

FOR OFFICE USE

Date Received _____

Fee Paid _____

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.

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. SEE WSHPIF FOR DETAILED INFORMATION ON EACH STRUCTURE.

	Original Materials Intact			Original Materials Intact	
Plan (i.e.: no additions to footprint , relocation of walls, or roof plan)	Yes ☒	No ☐	Interior (woodwork, finishes, flooring, fixtures) VARIES BY FINISH	Yes ☐	No ☐
Original cladding	Yes ☒	No ☐	Other elements	Yes ☐	No ☐
Windows (no replacement windows or replacement sashes)	Yes ☐	No ☒			

Physical Description Narrative

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

Constructed sometime between 1890 and 1896, the residence at 3419 North 27th Street is a modest one and a half story Shingle Style structure. The exact construction date is unknown, the 1892 Sanborn maps do not show this region of Tacoma. The residence is visible in the 1896 Sanborn. The county assessor's office lists a construction date of 1891 for the building.

There is a small cottage on the northeastern corner of the lot, which currently houses a guest bedroom and bath. The exact construction date of this structure is unknown, but it does not show up in the 1912 or 1930 Sanborn maps. This structure is not dated by the assessor's office.

Exterior

Located at 3419 North 27th Street this Shingle styled residence faces south. This irregularly shaped house has a cross-gabled composition shingled roof. The walls are clad primarily with shingles. All windows are made from wood. A narrow porch runs along the front of the structure and the entry door is located to the west.

The front porch is supported by three evenly spaced pairs of simple square piers, each resting upon a shingled base. The western bay provides access to the porch, while the eastern most bay has a low simple railing connecting the two sets of piers. The front porch is L-shaped, with the western portion recessing towards the front door. The front door is a 15 light wood muntined Colonial Revival styled door. To the right of the door is a projecting bay of three one-over-one, double hung banked windows. The cross gable has a three banked six-over-one, double hung windows. Windows on both the main and secondary floor are caped with a narrow lintel. Eave lines for the house are all but non-existent, with narrow verge boards.

The east elevation has an unusually recessed section just inside the porch, creating a window bay of sorts with a single one-over-one double hung window. Then on the exterior elevation a pair of banked one-over-one double hung windows is followed by a slightly projecting bay of three banked six light casement windows. To their north is a small one-story addition, which projects from the main massing of the house. This addition has a shallow Craftsman roof pitch with wide eaves and no windows on the north or east side. The lower portion of the wall has clapboard siding. The second floor has a single square fixed window followed by a pair of one-over-one, single hung windows. Both sets of paired windows have narrow wood lintels. The three casement windows reach to the eave and thus have no molding, and the single fixed window is plain.

The north elevation is dominated by the large one story addition. It projects from the east elevation and is inset on the west elevation. Three sets of four light casement windows are evenly spaced on the elevation and are set high in the wall, at the eave level. The upper 3/4 of the wall is clad with shingles while the lower portion has clapboard. The roof of the addition projects from the house on the west and provides cover for a raised wood deck. The gable end of the roof is supported by two narrow posts. The second level has a pair of banked one-over-one double hung windows followed by a smaller rectangular fixed window. These windows are set high in the wall at eave level as well.

The west elevation has a pair of fifteen light French doors on the main floor. These are toped by a simple lintel. The interior staircase is articulated by three progressively higher windows, the first starting on the main floor with the last reaching the upper floor. The lowest window is to the south while the highest is to the north, above the French doors. The windows are fixed and do not have articulated lintels.

Changes to the exterior are minimal and are primarily in the back of the structure. A early renovation had filled in the small cut corner on the north-east end, which was likely access to the original kitchen. A larger post-1912 remodel added the large extension on the north elevation. Based on the Craftsman massing and detailing it was likely done before 1925. At some point the front door was replaced as well. The new door with its faux-Colonial styling was also likely a product of a 1920s remodel, as this style was popular during the Craftsman era. The deck is a late 20th century addition, as are the French doors that provide access to it. The windows are replacements from an earlier owner, however their wood construction and combination of one-over-one double hung or six-over-one double hung units used on the primary facades are typical of the Shingle style, and may very well be stylistically the same as the original units.

Interior

The front door opens into a petite entry, to the west is the staircase, to the east is a living room, reached by a large arched opening. Banked windows line the south and east walls of the living room. Picture rail is at the top of the walls. The entry provides access to the dining room, directly to the north. From the dining room double French doors lead out to the deck. Like the living room, picture rail is high up on the walls. The wall between the dining room and the kitchen was removed in a prior renovation. The kitchen occupies most of the northern portion of the main floor, and is unusual in its spaciousness, which was created by the circa 1920s remodel. The room has been recently remodeled, but simple painted Shaker style cabinetry keep the period feel of the dwelling. Pantry bank of cabinetry is located on the south wall. The east wall has a full set of upper an lower cabinets, while the north wall has primarily base cabinetry. A small arched opening provides access to the back door, which is located on the west wall. A washer and dryer are tucked into the north wall of this space. The small staircase is located in the southwestern corner of the building. A simple banister, squared newel post and alternating narrow and wide slats are typical of turn-of-the-century aesthetics, particularly when developed for modest working class structures.

The second floor has three petite rooms, an office to the south, a bedroom on the northeast corner, and a bathroom occupying the northwest corner. Shortly before the doorway leading to the office is a small closet. The office, like all the rooms on this floor has sloped ceilings. Picture rail is located just below the slope, dividing the vertical lower wall space from the upper angled slopes. The master bedroom is an irregularly shaped room, with full height ceilings in the southern portion of the room while the northern section has sloped ceilings. A closet is located on the western wall of the room. Off the landing, to the west, is the only bathroom in the house. It has a period appropriate tile floor, and beadboard on the lower portion of the walls. Base cabinetry with a sink are on the western wall, followed by a toilet and then a combination shower tub. Walls around the tub are tiled with white subway tile. A narrow single paned fixed window is on the west wall, above the base cabinetry.

The interior shows evidence of a remodel likely undertaken during the late 1920s. On the main floor interiors doors have been removed and openings have been changed from rectangular trimmed units to archways. This is a typical interior feature of the late 1920s. Original window trim has been replaced with canted Craftsman styled trim, this is likely a product of the same remodel. The four panel doors are, however, the original Victorian doors, although the original Eastlake hardware is missing (some of this hardware was found in the basement by the current owner).

Exterior and interior integrity is good, the majority of the alterations (window surrounds, arched openings, expanded footprint, hardware changes) date from the 1920s and were possibly undertaken by the Cleveland family. At the point they acquired the house in 1922 the structure would have been about thirty years old, and likely needed some updating. There also were significant changes in the philosophy surrounding home décor during the progressive period, which impacted interior design. The Craftsman-styled trim, arched openings, removal of the original and the changes in the kitchen area of the house are indicative of this time period, when the ornate Eastlake hardware, more complex Victorian moldings, and doors between public spaces on the main floor would have been viewed as old-fashioned, and unwanted. The Craftsman era had a stronger focus on open public spaces, angular machined trim, and technology's ability to create a higher standard of living for the working class. The changes in this house showcase that early 20th century philosophy well. An exact remodel date for this property could not be determined from Sanborn maps. All Sanborn maps through the 1969 edition fail to record the addition on the rear and the cottage in the back yard.

The Semple Residence is a classic example of a modest Single-style dwelling constructed to house Tacoma's working class families. The residence has significance through its broader connection to community planning and development patterns in Tacoma (Criterion A) and its Shingle Style architectural form (Criterion C).

Physical Description Narrative (continued)

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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.

X	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
X	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 Circa 1890 Other Date(s) of Significance _____

Architect (s) unknown Builder unknown Engineer N/a

Puget Park Addition

Located in one of Tacoma's oldest districts, the area was originally platted in 1869. Although substantial growth did not occur until Tacoma businessman Allan C. Mason developed the Puget Park Addition in 1888. Bounded by North 26th Street on the south, water to the north, North Union to the west and North Pine to the East, the neighborhood provided modest sized lots for Tacoma's growing middle class.

Mason moved out west with his family in 1883. He worked in real estate and by 1890 was a multi-millionaire, owning varied businesses such as Olympia's gas plant and electrical powerhouse, Tacoma's Shore Line Railroad, the Tacoma Daily News and partially owned the Tacoma streetcar system. Mason was responsible for building the first street car line from downtown to the Proctor neighborhood on North 26th, then on to Point Defiance. Puget Park Addition was one of many plats developed by Mason, this particular plat is significant due to its boundary location on the streetcar line. Mason was a booster extraordinaire, and heavily promoted Tacoma back east. He is responsible for coining the phrase "City of Destiny." He tried to entice both wealthy and working class transplants to the city, and the diversity of the neighborhood housing found within his developments showcases the range.

Occupants

It is likely that this particular dwelling was built as a speculative house, since the 1896 Sanborn shows its footprint identical to the residence directly to the east, 3413 North 27th Street (that house has since been

extensively remodeled). The first occupants of the house are unknown, as is the exact construction date. Arthur M. Semple, a local building contractor, is known to have lived in the house in 1900 to approximately 1901. Semple, a native of Australia, was married to Wisconsin native Fannie Gemple.

From 1902 until 1921 the residence was home of Mrs. Abbie Page Libbey, widow of local physician George Albert Libbey. Her son, Earl Albert Libbey. resided with her at this residence from approximately 1910 until 1921. Mrs. Libbey moved to Tacoma from Maine with her family in 1889. Albert Libbey was a student at Tacoma's Whitworth College (located at the former Allen C. Mason mansion) and graduated around 1903. He was an engineer and is known to have worked with the Seattle Tacoma Shipbuilding Company before taking a position with the Washington State Highway Commission as a civil engineer. He remained with the Washington State Highway Commission for the rest of his professional career.

From 1922 through 1939 the residence was home to Mr. Clark A. and Mrs. Cedate A. Cleveland. Clark was a traveling salesman for Carstens Packing Company. Founded in 1897, Carstens was a large meat packing company, located at 1623 E. J Street. Hi-Grade Packing Company purchased the plant in 1954, and continued operations at the facility until its closure in 1990. Carstens was founded by German emigrant Thomas C. Carstens. The firm grew to become one of the largest meat packing companies on the Pacific Coast, with plants in Spokane and Seattle. Products were distributed nationally and through Europe, Asia, and South America. On February 24, 1930, at the age of 72, Clark passed away in the residence. Cedate remained in the home until 1939.

The next residents were Hugo and Vivian A. Trygg. Hugo was a mill worker. He remained in the residence a short time, and multiple inhabitants resideded here during the war years.

All three of these residents epitomize the middle class occupants of the neighborhood, and are typical in their range of occupations, ages, and varied states and countries of origins. Exterior changes to the house have been minimal and it is a prime example of a working class shingle style residence.

Shingle Style

In the Victorian era singles were often used to ornament Queen Anne styled houses. However by the later Victorian period (1880-1900) architects began to experiment with shingle siding, using the natural colors on informal facades to suggest rustic homes. Architects created uniform surfaces, which were advertised as celebrating purity of form. There are several basic elements that occur in shingle-style houses, and the Semple residence exhibits most of these, notably an irregular steeply pitched roof line with cross gables, porches, and an asymmetrical floor plan. Eaves are shallow to the point of non-existance. Shingled walls wrap elevations without interruptions (no corner boards). Unlike most 19th century styles the Shingle style does not emphasize decrative detailing of fenestration, porches, or wall surfaces. A primary focus of the style is to create a smooth tight surface unifying an irregular mass. Porch supports are often unadorned posts in middle-class residential examples, as seen in this house. Most common window styles are double hung, multi-lights over a single light.

The Shingle Style movement was short lived, and was predominately popular in the north-east. The Semple residence is an excellent example of an uncommon style. Because Shingle Style homes can take on so many forms, some historians argue that "Shingle" may not be a style at all, but merely a cladding material disguising another, more prominent style. Those that adhere to that school of thought would most likely characterize this house as Folk Victorian in style, or possibly even vernacular.

Bibliography

Hunt, Herbert. History of Tacoma. S. J. Clarke Publishing Company. Chicago, Illinois, 1916.

n.a. Advertisement Tacoma Daily Ledger, November 21, 1888, pg 2.

n.a. "Another Fine Residence District is Attracting Much Attention." Tacoma Daily Ledger, November 18, 1906, pg. 19.

n.a. "The effect of a tour of the North End." Tacoma Daily Ledger, June 16, 1889, pg 4.

n.a. "Plat Filed." Tacoma Daily Ledger, November 20, 1888, pg. 6.

n.a. "Puget Park Addition." Tacoma Daily Ledger, January 1, 1891.

n.a. Obituary, Mrs. Arthur Semple. Tacoma News Tribune, May 7, 1962, pg. 21.

n.a. Obituary, Clark A. Cleveland. Tacoma News Tribune, February 24, 1930, pg. 15.

n.a. Obituary, Earl A. Libby (sic). Tacoma News Tribune, July 7, 1951, pg. 2.

United States Federal Census, 1900 and 1930.

United States World War II Draft Registration Cards, 1942. AncestryLibrary.com

Washington Births, 1891-1907. AncestryLibrary.com

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.

Statement of Significance (continued)

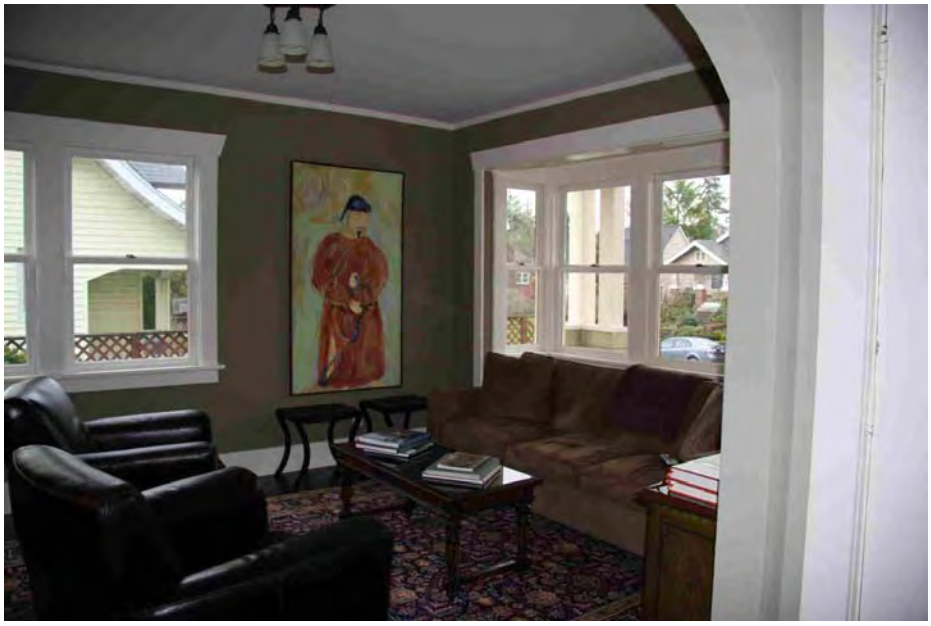
Semple Residence 3419 North 27th Street

South Façade

East Façade

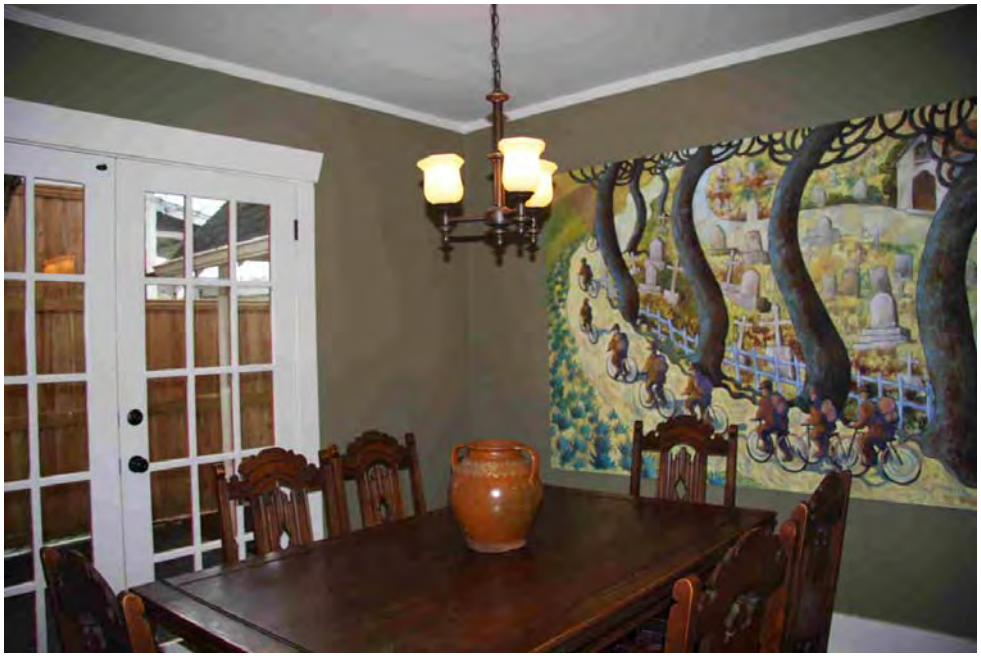
North Façade

West Façade



Living room

Stairwell



Dining Room

Kitchen

Upstairs Office

Master bedroom

Bathroom