

Members

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

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator



Agenda

Landmarks Preservation Commission Community & Economic Development Department

Date: April 27, 2011
Location: 747 Market Street Room 248 (**NEW MEETING ROOM LOCATION**)
Time: 5:00 p.m.

LPC29/11

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. DESIGN REVIEW

A. 1111 N 4th Street (North Slope Special Review District) Amalia Annest 5 m
Chimney Removal

4. CHAIR COMMENTS

5. BOARD BUSINESS/PRESERVATION PLANNING

A. Old Town
i. Review Draft Post Card Mailer - *Reply Questionnaire* 15 m
B. Preservation Month 15 m
i. Selection of Achievement Awards & Activities
ii. Discussion of annual report to Council

6. OLD TOWN HISTORIC DISTRICT PUBLIC INFORMATION SESSION – STARTS AT APPROXIMATELY 6:00 PM

Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: May 11, 2011 Tacoma Municipal Building, Room 248

This agenda is for public notice purposes only. Complete applications are included in the Landmarks Preservation Commission records available to the public BY APPOINTMENT at 747 Market Street, Room 1036. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.

747 Market Street, Room 1036 · Tacoma, WA · 98402 · Phone (253) 591-5200 · Fax (253) 591-2002
www.tacomaculture.org



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Landmarks Preservation Commission

Community & Economic Development Department



STAFF REPORT

LPC 30/11
April 27, 2011

DESIGN REVIEW

AGENDA ITEM 3A: 1111 N 4th Street (North Slope Special Review District)

Amalia Annest, Owner

BACKGROUND

This c.1890 house at 1111 North 4th Street is a contributing structure in the North Slope Historic District.

In August, 2005, a previous owner began a substantial remodel of the property without proper building permits or approval by the Landmarks Preservation Commission. The exterior work continued despite a Stop Work Order being placed on the property on September 14, 2005. At this time, work to the exterior of the house included: replacement of the majority of the windows and new siding through out. On October 12, 2005, the Landmarks Preservation Commission denied a retroactive application for the above work. This decision was not appealed.

In July, 2006, the deck and arbor were added to the front of the house. On April 26, 2007, the Landmarks Preservation Commission denied a retroactive application for the work completed in 2005, the deck in 2006, and new plans for a kitchen addition. The owner appealed this decision; on appeal the Hearings Examiner upheld the Commission's denial of the deck and arbor, as well as the denial of the leaded glass window in the front bay. The kitchen addition was remanded back to the Commission, and the denial of the window replacement and siding was overturned by the Examiner. The City appealed the latter to Superior Court and the Court reversed the Hearings Examiner's ruling and upheld the Commission.

On April 24, 2009, the current owner purchased the property at a foreclosure auction for \$244,001. Due to a dispute about the foreclosure auction procedures, the current owners did not obtain control of the property until 2010. It became immediately clear that very little of the work completed by the previous owner meets applicable codes, including structural, electric and plumbing systems, and extensive replacement of the interior of the building was required.

On September 22, 2010, the Commission approved the current new owner's proposal to bring the property into code compliance which had been in enforcement status since 2005 for work completed by the previous owner. The September approval included the removal and replacement of windows and trim in configurations from 2005, removal of one of the two chimneys, and granted relief from the requirement that the new owner remove and replace the siding.

The enclosed minutes of the September 22, 2010 Commission meeting document the previous activities at this address.

According to the owner, since September, additional problems have lead to escalating costs, necessitating a revision to the approved plans.

The current proposal is to remove the chimney, due to extensive deterioration, and its estimated cost repair and restore. Given the costs associated with the unanticipated foundation and interior framing, total replacement of plumbing and electrical systems, and the anticipated costs of window replacement as previously approved, the cost of rebuilding the chimney, according to the owner, is infeasible. On April 8, 2011, the owner described the current issues by submitting an addendum to the original application, which is enclosed.

The Architectural Review Committee met the owner at the property on April 20, 2011, to better understand the issues on the property.

ARC attendees: Chair Mark McIntire, Vice Chair Bret Maddox, and Commissioners Pamela Sundell, Imad Al Janabi, Duke York and Marshall McClintock; and Staff Reuben McKnight and Tonie Cook.

At the April 20th ARC meeting, comments included the following

1. The full Commission will discuss the chimney as a distinctive feature on the house.
2. Difficulty in balancing the costs to repair/restore the chimney and the remaining remodeling needs, including the cost of installing wood windows (04.20.11 revised estimate, approximately \$23,000).

STANDARDS

North Slope Historic District Guidelines

13.07.320.C: "When applying the guidelines, the Commission will be considerate of clearly documented cases of economic hardship or deprivation of an owner's reasonable use of the property."

Secretary of Interior's Standards

#2. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

ANALYSIS

1. This c.1890 house at 1111 North 4th Street is a contributing structure in the North Slope Historic District. 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. On September 22, 2011, the Landmarks Preservation Commission approved removal and replacement of windows and trim in configurations from 2005, removal of one of the two chimneys, and retroactive installation of siding and trim.
4. On April 20, 2011, the Architectural Review Committee visited the property to consider the request to remove the remaining chimney, due to its deteriorating condition and high cost to rebuild (approximately \$19,000), and replace the area with infill matching the existing siding and possibly a vent.
5. At the ARC site visit, the Commission commented on the poor stability of the chimney and level of integrity as a defining feature on the property.
6. At the ARC site visit, the owner confirmed her commitment to install wood windows, identify appropriate doors and remove the inappropriate deck, as an approach to returning the house to its historic appearance, and making it livable, both financially and structurally.
7. The current proposal to remove the chimney that is visible from the right-of-way, may be considered a defining feature; its removal may not meet *Secretary of Interior's Standard #2*, specifically, for, "...*The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided*".
8. The new owner's overall commitment to restoring the house, specifically installing historically appropriate windows, along with the removal of the nonhistoric deck addition will help to restore the original appearance and integrity of the original historic house, thus, meeting *Secretary of Interior's Standard #2*, specifically, for, "*The historic character of a property will be retained and preserved...*" and, removal of the inappropriate front deck addition appears to meet Standard #3, specifically, for, "...*adding conjectural features or elements...will not be undertaken*".
9. Documentation throughout the 2005-2009 time period demonstrates the nonpermitted activity in violation of City regulations, including the removal of character defining windows, doors, siding, and deck construction; in addition, the previous poor construction work (i.e. structural deficiencies, slope adjustment, etc) was not discovered until the

new owners began work in September 2010. The unforeseen poor construction work of previous owners has resulted in increased costs to the new owner.

10. The cost of each project item follows: Chimney rebuild, approximately \$19,000; new wood window installation (revision 04.20.11) \$23,000, which totals approximately \$42,000.
11. TMC 13.07.320.C provides for the Commission to consider economic hardship and reasonable use when applying the guidelines.

RECOMMENDATION

Staff recommends approval of the application.

BOARD BUSINESS

AGENDA ITEM 6A: Old Town Neighborhood

1. Review Draft Post Card Mailer – At the April 13, 2011, the Commission requested that a postage paid opinion survey be sent to residents of the Old Town Neighborhood. Staff seeks approval of the content of the mailer.
2. The Public Information Session begins at 6:00 PM after the regular meeting of the Commission.

AGENDA ITEM 6B: Historic Preservation Month – May 2011

1. Finalize the recommendations from the Preservation Month Committee on Achievement Awards and Activities

PENDING AGENDA ITEMS

May 11, 2011 – Elks on Broadway Design Review Application (to be confirmed)
May 2011 – National Historic Preservation Month

AGENDA ITEM 6: Old Town Neighborhood Historic District PUBLIC INFORMATION SESSION 6:00 PM

Staff will have information available on the status of the proposal including the formation of historic districts, requirements, and process, and will respond to questions from the commission and members of the public.

MEETING MINUTES – September 22, 2010 – LANDMARKS PRESERVATION COMMISSION

A. 1111 N 4th Street

Mr. Reuben McKnight summarized the background of the property's violations, construction, and new owner's current proposal on the property. The entire staff report is included in the minutes, which follows.

This c.1890 house at 1111 North 4th Street is a contributing structure in the North Slope Historic District. The house has been in enforcement status since 2005 for windows, siding and trim, and deck completed by a previous owner.

Amalia Annet, the current owner, purchased the home in foreclosure and was not aware of the enforcement history or condition of the home at the time of sale. She has contacted the City and has been working with the building department and historic preservation office to bring the property into compliance. The owner is requesting the Commission's consideration of a plan to return the house to an adequate, livable state including a proposal to return the windows to the 2005 condition.

The following is a summary of the previous activities at this address:

1. September 2005 stop work order posted
2. October 12, 2005: Landmarks Preservation Commission denied retroactive application for siding, trim, shingles, and window replacement with aluminum clad double-hung sash and casement windows. Original windows included changing the ganged pairs into single windows; in addition, original 6/6 and 6/1 wood sash windows replaced with 1/1 that do not match appearance or profile of the original. Also, the original front door with sidelights was removed and replaced with non historic front door, and on the second story rear elevation a French door was added. There was no evidence presented that the removal of the original materials was necessary.
3. December 6, 2005, Notice of intent to pursue enforcement action mailed.
4. April 11, 2006, Letter requesting written schedule of scope of work to ameliorate conditions of denial, etc., including construction schedule.
5. May 2006: Meeting with owners to prepare plan on submitting proposal on window trim detail, permit, variance application, other items including kitchen/new construction project, deck, porch railing and stairs, to bring property into compliance.
6. 2006-2007 Activity: City notified on removal of sidewalk and constructing new concrete driveway without permits. Request for retroactive application for kitchen remodel; reconsideration denied by Commission; and subsequent appellant hearing was denied by hearing examiner with exception of window replacements and request to Commission for reconsideration of kitchen remodel. The remanded reconsideration of kitchen addition was denied by Commission. In addition, the City appealed to Superior Court the HEX denial for the installation of the siding and windows. Superior court issued an order for the restoration of the windows and siding to a historically correct condition, including the removal of the belly band and return to mitered corners.
7. In April 2009, the current owner purchased the property at a foreclosure auction, which resulted in subsequent legal issues to clear title and finalize the sale because of the previous owners' action of filing for bankruptcy the day prior to the auction. The owners were granted full title a few months ago (2010).
8. The property remains an open Code Enforcement case.

Standards to be considered:

North Slope Historic District Guidelines

#6. Exterior Materials. Goals: Use compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood.

Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials. New structures should utilize exterior materials similar to those typically found in the neighborhood.

Secretary of Interior's Standards

#2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Staff Analysis to be considered:

1. This c.1890 house at 1111 North 4th Street is a contributing structure in the North Slope Historic District. 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 replacement aluminum windows, new window configurations, door replacements, siding, and deck were constructed and installed by a previous owner without approval by the Landmarks Preservation Commission; the current owner was not aware at the time of the sale that this work was conducted without proper approval.
4. The Commission previously found that the siding, trim, windows, doors, sidelights, and deck installation did not meet the district design guidelines or the Secretary of the Interior's Standards.
5. The current owners purchased the house through a foreclosure auction process without professional assistance and due to the additional bankruptcy filing action by the previous owners, had unexpected legal expenses and spent approximately one year of time to clear title for ownership on the property.
6. Subsequent to final ownership on the property, the owner discovered nonpermitted work and the open enforcement status on the property.
7. The owners have received recommendations that the expense of the interior of the house is estimated at \$70,000 to bring the house into a livable space.
8. The current proposal to replace all windows on the front and sides of the house matching the specifications of the wood windows from the 2005 photos; if, during the process, alternative window options need to be considered, the owners will return to the Commission for approval. The proposal to match original windows meets North Slope Historic District Guideline #6, Exterior Materials, for, *"Use [ing] compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials..."*
9. The proposal to remove the non functioning chimney located at the center of the house is to accommodate the interior remodel, in which the chimney appears to be minimally visible from the street and is not a distinctive feature, thus meeting Secretary of Interior's Standard #2, specifically, for, *"... The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided"*.

10. The current proposal to retain the wood siding, trim, and shingles, installed by the previous owner, which is similar to the traditional wood exterior materials found in the neighborhood, appears to meet North Slope Historic District Guideline #6, Exterior Materials, for, *“Use [ing] compatible materials that respect the visual appearance of the surrounding buildings. Buildings in the North Slope Neighborhood were sided with shingles or with lapped, horizontal wood siding of various widths. Subsequently, a few compatible brick or stucco covered structures were constructed, although many later uses of these two materials do not fit the character of the neighborhood. Additions to existing buildings should be sided with a material to match, or be compatible with, the original or existing materials...”*

11. The house was previously shingle sided. Beneath the shingle siding is older tongue and groove drop siding; this is similar to what was installed over the shingle siding by the previous owner (without approvals or permits). While the court order, based on the Commission’s findings, requires the owner to restore the siding to its previous condition, given the extent of the required work elsewhere on the property, this does not appear to be a practical consideration and the new owner requests relief from this condition.

12. Other nonpermitted work includes the installation of new doors, and deck, which were all completed by a previous owner, and, therefore, not approved by the Commission.

13. The current owner is remodeling the entire house per the building code requirements; the current owner requests to the Commission on suggestions for the nonhistoric deck installed by the previous owner.

14. Commission approval of the overall plan of action, window replacement, and chimney removal is required to obtain the proper permits to begin work. This will bring the property into code compliance.

Staff recommended adoption of the above as findings and recommended approval.

Ms. Amalia Annest stated that during the year of clearing title, she paid the full mortgage payments without allowing to live in the house, which caused a lot of stress and financial difficulty. She said she is doing everything for compliance with the City and Landmarks Preservation Commission.

Vice Chair Ross Buffington complimented Ms. Annest on her persistence, adding that he did not have any objections with the current proposal and recommended removal of the deck as it was not appropriate with the style of the house.

Commissioner Marshall McClintock also complimented Ms. Annest with the property and current proposal, and recommended removal of the deck.

Commissioner McClintock asked Staff about Staff Analysis #12, which mentions other items, including doors.

There was discussion on the current corrections of windows and siding violations for code enforcement and the past difficulty on this property and tracking each of the violations such as doors, deck, etc. Mr. McKnight stated the Commission could request treatment on future items, such as the doors, or recommend return to the Commission or administrative review.

There was a motion.

“I move that we, the Landmarks Preservation Commission, adopt the analysis items one through fourteen as findings, and approve the application for changes at 1111 N 4th Street, as presented and direct staff to work with the applicant to address future replacement of the doors and deck, and, if necessary, address these items through administrative review”.

MOTION: Buffington
SECOND: King
MOTION: Carried

Mr. McKnight stated that a written decision would be forthcoming and noted that Staff would be available if needed for processing the building permit.

Architectural Review Committee Meeting – April 20, 2011 5:00 P.M.

Landmarks Preservation Commission Site Visit to 1111 N 4th Street (North Slope Historic District)

Background Materials - 1111 N 4th Street

Received 04/08/2011

ADDENDUM TO APPLICATION FOR DESIGN REVIEW

1111 N. 4th Street, Tacoma, WA 98403

April 8th, 2011

Introduction

The purpose of this addendum is to follow up on the previous agreement reached on September 22, 2010 between the Tacoma Historic Landmarks Preservation Commission and Amalia Anest, owner of 1111 N. 4th St. in Tacoma, WA. Since that meeting, some new information has come to light involving historical features visible on the outside of the structure.

Summary of agreement from 9/22/10

At the conclusion of the previous meeting between Ms. Anest and the Commission, it was decided that:

- All existing windows on the east, north, and south elevations of the house that are visible from the street would be replaced with historically appropriate wood-framed windows.
- The homeowner would be granted a reprieve from the citation on the house's siding, as replacement of the siding would be a costly undertaking amongst the other substantial remodel costs.
- The Commission did not approve of the deck add-on on the north elevation built by the previous homeowners, and Ms. Anest agreed to look into its removal.
- The Commission wanted to re-visit the subject of restoring the doors to more historically appropriate alternatives sometime in the future.

New developments since the agreement of 9/22/10

Since the conclusion of the meeting, new information has come to light as a result of the on-going remodel process. The three key points are detailed here:

- The interior of the house was in far poorer shape than we were aware of at the time of the meeting. As we peeled back the layers, we discovered a long history of quick-fixes and "band-aids" that had been slapped on to hide the underlying structural deficiencies. The problems were so severe that we were forced to strip the house down to the joists and add new beams and concrete footings to correct the foundation. We also had to adjust for a slope in the floor that caused a height differential of nearly half a foot in one room alone. A comprehensive list of the issues will not be included here, but the bottom line is that the interior remodel will cost us tens of thousands of dollars more than we were expecting. These changes are necessary if we want to maintain the value and safety of the structure.

- At the time of the meeting, the replacement of the windows in accordance with the Commission's directive had not been priced out. We have now received two bids for the windows (attached), and the overall cost will run us upwards of \$20,000. This is a much higher number than we were prepared to shoulder for the restoration. Given the other costs we are burdened with, this is going to be a significant hit on our already-restricted budget. We are going to proceed with the replacement as promised, but we will now be forced to meter out some of the interior remodel costs over time as we do not have \$20,000 to spare.
- Finally, we discovered that the existing chimney on the north elevation of the house is a safety hazard and will need to be demolished as soon as possible. This assessment is confirmed by two separate masonry experts (see attached), along with residual observations from the remodel. The fireplace is in such poor shape that the slightest pressure on the bricks will cause them to fall out onto the floor (see attached photos). The chimney is slowly pulling away from the house (see attached photos), allowing for significant leaks and water damage to the surrounding wall. The damage has been accruing for a long time, and the joists and girders in the floor beneath the fireplace were completely rotted due to years of water exposure. They all needed to be replaced. Knowing the Commission's policy on the demolition of historical features on the outside of a property, we had the masonry experts include bids for rebuilding the chimney (also in attached masonry documents). The cost of restoring the chimney to its current state would run us somewhere close to \$20,000, given the additional framing work that would be required. Quite simply, we cannot afford to rebuild the chimney to its current appearance and specifications.

Proposal to the Commission

Given the extreme burden of rehabilitating this property and the complication of its history, the homeowner respectfully recommends the following:

- We will replace all the windows agreed upon in the 9/22/10 meeting, at a cost of upwards of \$20,000.
- We will tear down the deck on the north elevation of the house, replacing the existing double doors leading onto the deck with an historically appropriate wood-framed window.
- We will work with the Commission to identify historically appropriate doors, and install them on the property.
- In turn, the Commission grants the homeowner a reprieve from rebuilding the chimney after the mandatory demolition.

Conclusion

The homeowner would like to thank the Commission for its consideration of this request, and please note that we are willing to cooperate in any way we can to return this house to a more representative member of the North Slope Historic District. We are simply constrained by the immense amount of money required to make this project a success.











Tim Wheeler Construction

8326 147 Ave. SE
Snohomish WA. 98290
Ph.(206) 714-8553 Fax (360) 568-3640
Lic # TIMWHC*955KD

Estimate

Number: E333
Date: March 23, 2011

Bill To:

Michael Case
1111 N. 4th St.
Tacoma, Wa 98403

Ship To:

PO Number	Terms	Customer #	Ship	Via	Project
Item #	Description	Quantity	Price Each	Tax	Amount
1	Demo Brick Fireplace	1.00	2,500.00	a	2,500.00
2	Rebuild Brick Fireplace	1.00	15,000.00	a	15,000.00

Michael Case

As per your request we inspected the brick fireplace at the above address, this Fireplace and chimney should be taken down and removed as it is in danger of falling over. The chimney is also a fire hazard in that the brick are falling apart in the flue area, there are not any flue tile to protect the wood structure. The fire box and damper are completely destroyed. It is my recommendation that this fireplace be removed and replaced.

Tim Wheeler Masonry Construction

	Sub-Total	\$17,500.00
	State Tax 9.50% on 17,500.00	1,662.50
	Total	\$19,162.50

CHRIS ARNDT'S MASONRY, INC.

900 Meridian E., #19-134
Milton, WA 98354

Estimate

Date	Estimate No.
4/1/2011	A 37

Michael Case
1111 North 4th St
Tacoma, WA

Project

Description	Rate	Total
Thank you for considering Chris Arndt's Masonry, Inc. for your project. After looking at the fireplace, here is a list of the problems we assess: 1. the fireplace is leaning away from the house towards the street - this indicates that there are no straps or ties of any kind from the fireplace to the house. This also may indicate settling of the foundation underneath the fireplace. 2. This fireplace is close to 100 years old and there is no liner inside the fireplace. Therefore, there are several areas in the fireplace that we would consider to be fire hazards. We would recommend removal of the existing fireplace rather than trying to repair it. 3. In order to build the new masonry fireplace to match the existing fireplace, there would have to be numerous changes in the framing structure and possibly the foundation, as well. (These changes are to be made by others - not CAM, Inc.)	0.00	0.00
Tear down and removal of the fireplace-\$1620.00 + tax	0.00	0.00
Rebuild the new fireplace - \$8140.00 + tax	9.30%	0.00
Sales Tax		
Thank you for your business.	Total	\$0.00

Phone #	Fax #	E-mail
253-927-2110	253-835-3760	kathy98001@msn.com



Bear Wood Windows, Inc.

459 "B" E. 15th, Tacoma, WA 98421 Phone: (253) 471-1259 Fax: (253) 471-1267

Bid Ref -

Chase40511BWW

Customer: Michael Chase
Jobsite Address:
City/St/Zip: Tacoma, WA
Phone: 253-678-7803
Fax:

Contact: Mike
Quoted by: Susan
Date:
Email: s10chase@gmail.com
Cell:

Page 1 of 1

Standard Specifications (unless otherwise specified)

Bulk Contractor Price

Bear Wood Windows
Traditional Style 1/4" Ogee Profile on Interior
Wooden stops on Exterior
Glazing: Clear Insulated Glass
Species: Solid Vg Fir

Grids where noted 7/8" Simulated Divided Lites
Jamb width: 4 9/16
Block and Tackle operating hardware
Standard Ives 07 locks, 026 handles bright brass

Quote from pictures customer provided

Line	Qty	Product Line	Rough Opening	Special Notes	Net Each	Total
Side view	2	2 Wide Picture	37 w x 46 h		858.00	1716.00
upstairs	1	2 Wide Single Hung	45 w x 40 h		1540.00	1540.00
Chimney Side	2	Fixed Picture	22 w x 27 h		503.00	1006.00
upstairs	1	2 Wide Single Hung	68 w x 33 1/2 h		1630.00	1630.00
Side	1	3 Wide Picture	54 w x 46 h		1287.00	1287.00
Front down	1	2 Wide Single Hung	99 1/2 w x 65 h		2252.00	2252.00
stairs	1	3 Wide Picture	93 w x 38 1/2 h		1659.00	1659.00
Front upstairs	2	Single Hung	37 w x 47 h	with Grids in top sash ONLY 3 w x 2 h	1138.00	2276.00
	2	Single Hung	37 w x 46 1/2	with Grids in top sash ONLY 3 w x 2 h	1138.00	2276.00
	1	2 Wide Picture		with T Bar Grids 2 x 2 per sash	835.00	835.00
		Exclusions		NO delivery NO installation NO priming NO interior or exterior trim NO screens		
		Addition		Additional \$500 knife charge if need to match existing window profile		
14 Windows Total					Sub Total	\$16,477.00
					Tacoma Sales Tax .93	
					Sales Tax	\$1,532.36
					TOTAL	\$18,009.36

Bid Notice: Bear Wood Windows bid is good for 30 days from initial or revised bid date. We are not responsible for errors on the "plan" or miscalculated totals. All agreements must be in writing, verbal agreements will be null and void.

Lead Time: Bear Wood Windows run normally 6 to 8 week lead time. Contact your salesman for delivery date once your order is in production.



Window/Door Proposal Worksheet

Rob Cohn - Your Trusted Advisor...

253-988-5027 or rcohn@washingtonenergy.com

Name Michael Case	Address 1111 North 4th St
Phone 253-678-7893	Tacoma, WA 98403

**SH=Single Hung window . DH= Double Hung . XO= Gliding Window. CA=Casement Window. PD=Patio Door. IGU=Glass Units
XOX=Gliding/Picture/Gliding window. AW=Awning window. PW=Picture non opening window. FD=French Door. ED=Entry Door**

#	Location	Type	Hdwr	Width	Height	Glass	Qty.	Notes
1	Front	CA-CA	Bronze	36	64	Low E	2	3 Lite 7/8" SDL Grids / Re-Frame Opening
2	Front	DH	Bronze	36	47	Low E	2	6 Lite 7/8" SDL Top Sash Only
3	Front	PW	N/A	38	18	Low E	1	8 Lite 7/8" SDL
4	Left	PW	N/A	35	47	Low E	1	No Grids / Triple Set
5	Left	DH	Bronze	35	47	Low E	2	12 Lite 7/8" SDL Full Grids
6	Fireplace	Sash	N/A	18	24	Low E	2	No Grids
7	Current Door	C-P-C	Bronze	72	54	Low E	1	Casement/Pic/Casement / Re-Frame Openg
8	Right / Downstairs	DH	Bronze	47	41	Low E	2	No Grids
9	Right / Upstairs	CA	Bronze	36	36	Low E	2	E-Gres Hinges / No Grids
10	Back	DH	Bronze	35	47	Low E	2	No Grids
11								
12								
13								

14 ***** Note:** This is a preliminary proposal...Will have to field verify with customer all sizes & styles.

15
16
17

Supply & Install 17 Custom Made Jeld-Wen Premium	Retail	\$22,452.00
Wood interior / exterior windows.	Winter Disc/exp. 4/30	<\$4,490.00>
All to be Pre-Primed interior & exterior.	Subtotal	\$17,962.00 + tax
Includes all materials & Labor.		
We will remove all job related debris & clean on completion!		

Engineered to Make a Difference: Rigid Aura-Last Wood Frame, Low E High Performance Glass,
Argon Filled, Chamber, Intercept Spacer Technology, Cam Locks & Sash Tilt In Feature for Easy Cleaning.

Pricing includes: Installation to be performed by Trust Certified Company Employees! Includes all critically measured windows! All Materials & Labor. We will remove all job related debris and Clean on completion!

**20 Year Product Warranty & Lifetime Labor Warranty!
Fully Transferable!**

Landmarks Preservation Commission
Tacoma Economic Development Department
Culture and Tourism Division



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

**APPLICATION FOR DESIGN REVIEW
 FOR SINGLE FAMILY RESIDENTIAL PROPERTIES**

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

PART 1: APPLICANT INFORMATION

House Address 1111 N. 4th Street Landmark/Conservation
Tacoma, WA 98403 District (if applicable) _____

OWNER INFORMATION

Name (printed) Amalia Annest Email amaliaannest@gmail.com

Address (if different than above) 3322 Grandview Dr. W. Phone 253.279.5918
University Place, WA 98366

Homeowner's Signature* _____

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

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

Representative's Name _____ Company _____

Address _____

Email _____ Phone _____

FOR OFFICE USE ONLY

PRELIMINARY PLAN CHECK DATE: _____

INITIALS
 CHECKED FOR BUILDING CODE*: _____

LAND USE/ZONING (IF APPLICABLE)*: _____

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

APPLICATION FEE (please see page 2)

<i>Estimated Project Cost, rounded to nearest \$1000</i>	\$4000.00
<i>Application Fee Enclosed</i>	\$100.00

PART 3: PROJECT DESCRIPTION

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

Brief background: I purchased this property at a foreclosure auction in April of 2009. I was not able to view the inside of the house before I bought it (a common occurrence when buying at auction). A month or two after the purchase, it was discovered that the property had been brought to auction illegally, as the previous homeowners had filed for bankruptcy the day before the sale. This meant that my title on the property was invalid, and I was not allowed to set foot inside or move into the property until the issue was resolved (despite the fact that I had already refinanced the house and was making full monthly mortgage payments). Over a year of legal battles ensued, whereby my lawyer tried to either 1) get the responsible parties to roll back the sale and refund all my money, or 2) get me legal ownership of the property. A few months ago, the latter strategy finally panned out, and I was granted clear title on 1111 N. 4th St. To date, I am still making full monthly mortgage payments and have not yet been able to move in, due to the issues described next.

During the year of down time, I found out that the City of Tacoma had issues with the property (in the form of nuisance abatements and a lack of valid building permits), in addition to an open case with the Landmarks Preservation Commission whereby several aspects of the structure's exterior were out of compliance. It appeared that the previous homeowner had taken free license to modify the property at his own whim, in blatant disregard to the requirements of both the City of Tacoma and the Landmarks Preservation Commission. So not only was I stuck making mortgage payments for well over a year on a property I was not allowed to access, but I have inherited a slew of violations from the previous homeowner that are now my responsibility to correct.

That being said, my fiancé and myself have worked with an architect to come up with a plan for remodeling the house (the inside of which is a disaster – it appears the previous homeowner was a do-it-yourselfer on top of everything else). The majority of the remodel will occur on the interior, which is the portion most direly in need of revamping. We expect to spend upwards of \$70,000 to get the inside of the house to an adequate, livable state.

In the undertaking of such an extensive remodel, one of our main goals is to get the property back in compliance with the directives of the Landmarks Preservation Commission. It is our understanding that there are two active violations at this time: the windows on the front and sides of the house, and the siding. The following paragraphs will deal with our intentions on all matters affecting the exterior of the structure.

First, we propose to replace all windows on the front and sides of the house with models that replicate, as closely as possible, those that were in place prior to the windows installed by the previous homeowner. We will base our selections on a set of photographs that were taken in 2005, a time in which the windows were in compliance with the Commission's directives. While we have not yet shopped for the specific brands/models, we fully intend to match the new windows as closely as possible to what they were before. If we later find out this is impossible for any reason, we will come back to the Commission to obtain approval on whatever alternative is available.

Second, we propose to remove the chimney that comes out of the roof from the middle of the house (not the one that is fully viewable from the north side of the structure's exterior). Please see attached elevation drawing for an indication of the chimney we intend to remove. Note that this chimney is not easily viewable from the front or sides of the property, and that its removal will be crucial to carrying out our plans for the house's interior remodel. In addition, the chimney no longer serves any functional purpose within the house.

Third, we would like to deal with the deck attached to the north side of the property (again, see attached elevation drawing). As we understand it, this deck is not an active violation with the Commission, but it was added without the Commission's approval and is clearly viewable from the property's exterior. Due to the poor construction and improper choice of wood in building the deck, it is necessary that we either remove or rebuild it. We are open to suggestions from the Commission in how to proceed. If we rebuild, we could possibly fence it off and set it back farther from the front (east) side of the house so that its visual impact was minimized when viewing the property head-on. We are also open to the possibility of getting rid of it completely and landscaping the area underneath. We would like to hear suggestions from the Commission as to how we can be in compliance on this matter.

Finally, we know there is a siding violation. While the previous homeowner took some major liberties in completely revamping the outside of the house, this is (believe it or not), the ONLY part of the entire structure that actually looks "nice". Incidentally, it is also the only part of the structure we saw before purchasing the property. So while the siding is not in compliance with the Landmarks Preservation Commission, it can be argued that for the time being, it is also not a neighborhood eyesore. The paint job is professional, and the wood shingles look well-constructed throughout. Because we are going to spend so much money on the interior of the house, and the siding was existing and in good condition when we bought the property, we respectfully request that the Commission grant us a reprieve from dealing with the siding violation at this time. We can certainly revisit this issue later down the line, at a point when our finances and resources are more equipped to take on such a project.

Our goal here is to settle all issues and violations surrounding the legacy of this property. We are fully willing to cooperate with any party who has interest in the well being of 1111 N. 4th St., and we hope the proposals listed above are in line with the Commission's intentions for the restoration of the structure. Our immediate goal is to obtain our permits for building, as every month of delay is another month of extra money down the drain. But please be assured that we are happy to revisit any outstanding issues and continue to work with the Commission through the duration of this project. Thank you very much for your consideration.

NOTE: We believe Checklist C is the appropriate checklist for our application. To fulfill the requirements of this checklist, we have included elevation drawings of the property with the windows we intend to replace clearly marked. The Commission also has access to photographs from the property in 2005 (included with the case file), upon which we will try to base our window replacement selections. We hope that these two items will stand in for "catalog cut sheets or product samples" for the time being, as we haven't had a chance to actually shop for the new windows yet. As noted above, we will attempt to replicate the former windows as closely as we can, with further input from the Commission if this is not possible.

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

CHECKLIST include the following:*

<input checked="" type="checkbox"/>	Photograph(s) of work area(s) with locations of work indicated (i.e. in pen) – See attached elevation drawings
<input checked="" type="checkbox"/>	Detail illustrations of trim and casing and window profiles – See 2005 photographs
<input type="checkbox"/>	Catalog cut sheets or product samples – To be determined and approved during remodel process

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

Narrative list of window and door types and locations:	All wood frames matching the 2005 windows – front and sides of house.
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***ADDITIONAL TIPS**

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



CENTERLINE
INCORPORATED
4737 37th AVE SW
SEATTLE
206.932.8700
www.CenterLine-Design.com

1111 N 4th Street
Tacoma WA

CONTENTS

ELEVATIONS

DRAWN BY

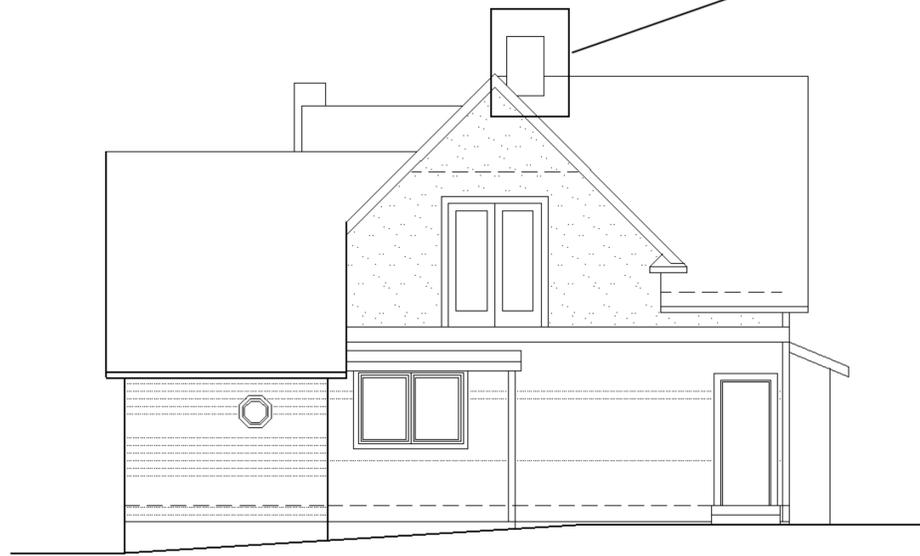
CRL

DATE

05.05.10

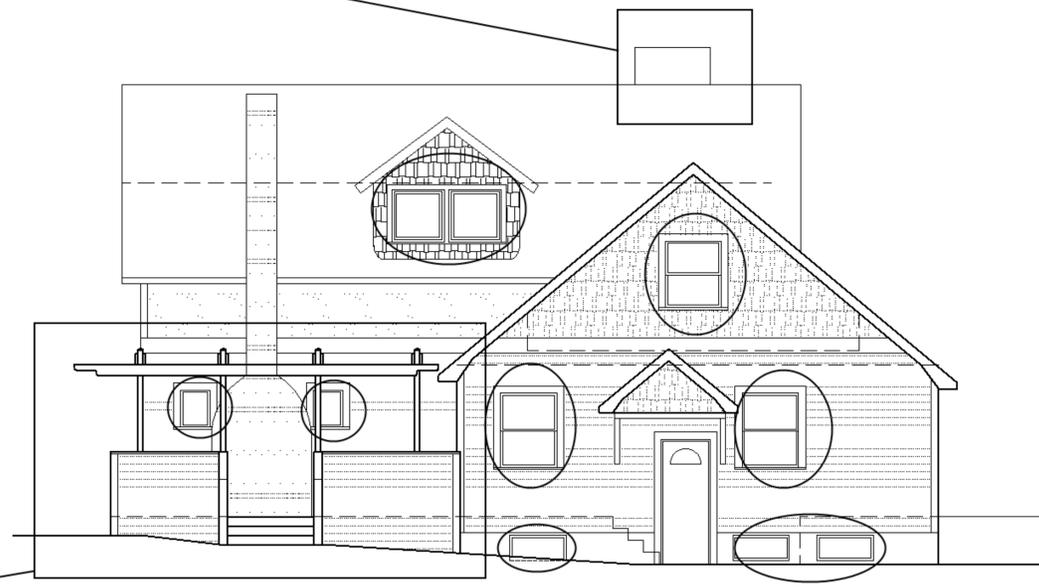
2

Chimney to be removed



C. WEST ELEVATION
1/4" = 1'-0"

Deck to be modified
per commission's
request



B. NORTH ELEVATION
1/4" = 1'-0"



D. SOUTH ELEVATION
1/4" = 1'-0"



A. EAST ELEVATION
1/4" = 1'-0"

All circled windows are to be replaced with compliant windows



04/28/2010



04/28/2010



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04/28/2010



04/28/2010



04/28/2010

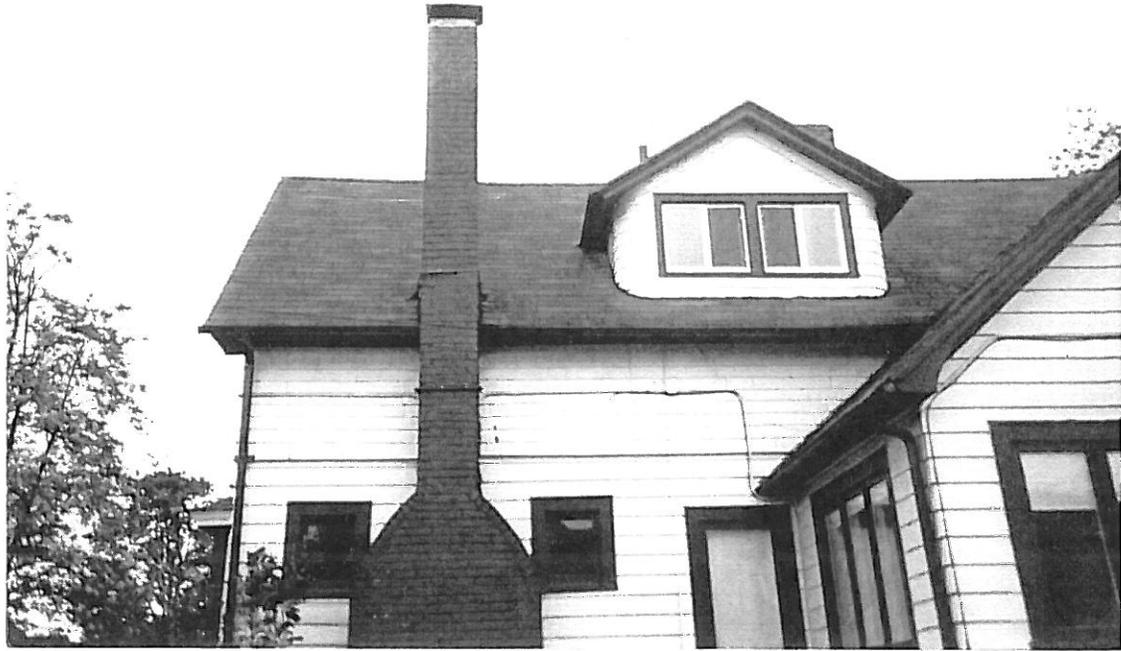
Condition in 2005, detail southwest corner.



Condition in 2005, front (south) elevation.



Condition in 2005, alley (east) elevation.



Condition in 2005, alley (east) elevation
(looking north).





2006 - staff photo before paint



2006 Staff Photo - before paint

Business reply mail information goes here.

DRAFT



PUBLIC OPINION QUESTIONNAIRE PROPOSED OLD TOWN NEIGHBORHOOD HISTORIC DISTRICT

WHAT IS THIS?

In 2009, the Landmarks Preservation Commission received a petition from residents of the Old Town Neighborhood to create a Historic Special Review District, whose general boundaries are shown on the right. The Commission began reviewing the proposal in January, 2011. In response to significant public comment received in February and March, the Commission has directed that a postcard survey be completed to solicit property owner opinion prior to further consideration of the proposal. You have received this survey as a taxpayer of record that owns property within the proposed boundaries.

WHAT IS A HISTORIC SPECIAL REVIEW DISTRICT?

Historic districts are overlay zones, meaning that the regulations of the historic district are added "on top of" the existing base land use zoning. In general, historic districts create a design review process and design guidelines for proposed remodeling projects.

HOW DOES BEING IN A HISTORIC DISTRICT AFFECT MY PROPERTY?

In general, new construction and projects affecting the exteriors of existing historic homes within the boundaries of a local Historic Special Review District require the review and approval of the Landmarks Preservation Commission prior to the issuance of permits. In addition, demolition of historic properties is highly discouraged.

In certain cases, substantial remodeling projects that are historically compatible with the character of the building may qualify for property tax incentives.

Being within a historic district does not affect a homeowner's ability to make changes that do not require building permits, including painting, landscaping, and general property maintenance.

Below: Proposed historic district boundaries



For more information about this proposal, the review process and other questions, please visit us online at:

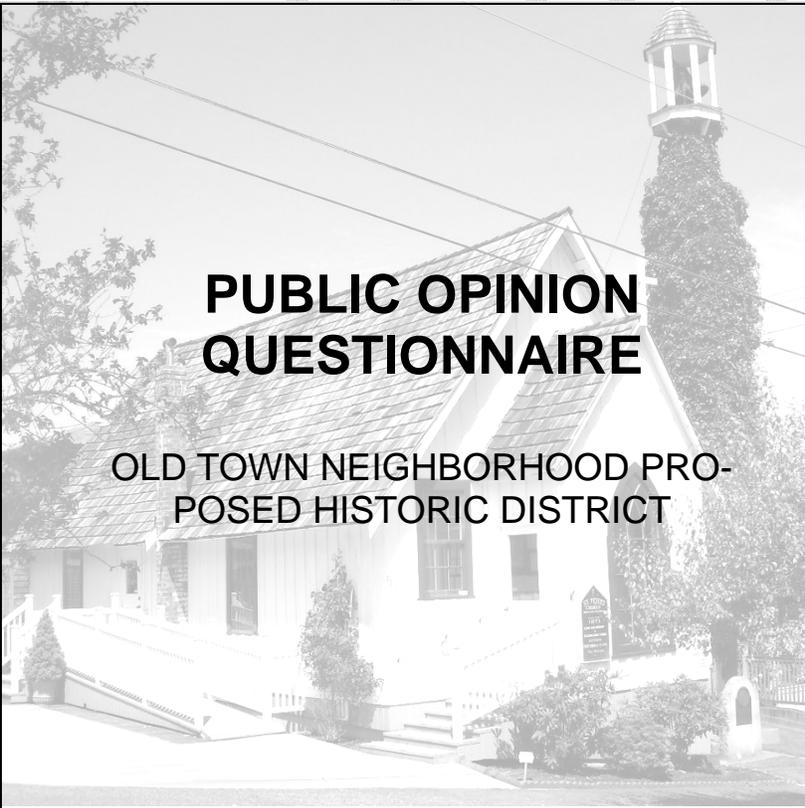
<http://tacomaculture.org/oldtown.asp>

Questions?

email: reuben.mcknight@cityoftacoma.org
subject line = Old Town

PROPOSED OLD TOWN NEIGHBORHOOD HISTORIC DISTRICT QUESTIONNAIRE

PLEASE FOLD AND TEAR AT DOTTED LINE



PUBLIC OPINION QUESTIONNAIRE

OLD TOWN NEIGHBORHOOD PROPOSED HISTORIC DISTRICT



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
 TACOMA MUNICIPAL BUILDING
 747 MARKET STREET – ROOM 1036
 TACOMA WA 98402-3793
 (253) 591-5365

PRSR STD
 US POSTAGE
 PAID
 TACOMA WA
 PERMIT NO 2

1. Please check the best choice below.

- I own a home in the proposed historic district.
- I reside near the proposed area but not within the proposed boundaries.
- I own a business or nonresidential property within the proposed district boundaries.
- Other

2. Do you support the proposal to establish a local historic district?

- Yes
- No
- Neutral
- I don't have enough information.

3. About You*

Name _____

Property Address(es) _____

*This information will be used to track responses and map public opinion.

WHAT IS THIS?

The Landmarks Preservation Commission is currently considering a request to establish a new residential historic district in the Old Town Neighborhood (see map). The Commission is seeking opinions from affected property owners regarding the proposal prior to its further consideration.

TO RESPOND:

Simply fill in the information below, add any additional comments, and fold and tear this reply card at the dotted line above.

PLEASE NOTE:

Your opinion is valuable! However, this is not a vote for or against the proposal, but an opportunity to share your viewpoint with the Commission. This is an optional questionnaire. Failure to respond will not be counted as support or opposition.

Want to be in the loop? Join the Landmarks Preservation Commission email distribution list by sending an email to:

Reuben.mcknight@cityoftacoma.org, subject = mailing list

Be in the loop! To join the Landmarks Preservation Commission electronic mailing list, send an email to reuben.mcknight@cityoftacoma.org subject line=mailing list.

If you would prefer to receive regular mail announcements, please call 253-591-5200.