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# Agenda

## Landmarks Preservation Commission Community & Economic Development Department

Marshall McClintock, North Slope Ex-Officio

**Staff**

Reuben McKnight, Historic Preservation Officer  
 Tonie Cook, Landmarks Coordinator

Date: October 26, 2011  
 Location: 747 Market St, Tacoma Municipal Building, Room 248  
 Time: 5:00 p.m.

LPC76/11

*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****Old Business**

A. 1401 N 5<sup>th</sup> St (North Slope) Tracy Stromberg, Keystone Construction 5 m  
*Remodel*

**New Business**

B. 1735 Jefferson (Union Depot/Warehouse) Scott Sunderland, Tacoma Tent and Awning 5 m  
*Awnings*

**4. CHAIR COMMENTS**

Reuben McKnight  
 Historic Preservation Officer

*Next Regular Meeting: November 9, 2011, 747 Market Street, Tacoma Municipal Bldg., Rm. 248 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, or online at <http://tacomaculture.org/historic/resources.asp>. All meetings of the Landmarks Preservation Commission are open to the public. Oral and/or written comments are welcome.*



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**STAFF REPORT**

**LPC 102 /11**  
October 26, 2011

**DESIGN REVIEW**

**OLD BUSINESS**

**AGENDA ITEM 3B: 1401 N 5<sup>th</sup> Street (North Slope Historic Special Review District)**

*Tracy Stromberg, Keystone Custom Homes*

**BACKGROUND**

Built in 1895, the original house at 1401 N 5<sup>th</sup> Street was extensively altered for medical institutional use, along with a similar house at 1415 N 5<sup>th</sup> Street, beginning in the 1940s. The property is a contributing structure located in the North Slope Historic Special Review District.

Approval History:

- In 2007, the Commission approved selective demolition of the non historic additions to the original perimeter of both homes to allow for a future restoration as single family dwellings. The 2007 approved application included removal of the non historic additions, stud framing the remaining openings, and securing and weather tightening the buildings with temporary plywood sheathing, painted to blend in. Both homes were subsequently sold as future renovation projects.
- In 2009, the house at 1401 was purchased and renovations were begun without permits. Following a stop work order, the owner met several times with Staff and the Commission. On February 10 and March 10, 2010 the Commission approved several proposals presented by this owner including partial siding replacement with HardiPlank, replacement windows on the front and alley elevations, and a new entry door. This work, however, was not completed and the house was then left vacant without proper weatherization for many months until a new owner recently purchased the house.
- The new owner is proposing to complete the remodeling, including several exterior projects. The current proposal to the Commission is for window replacement and configuration changes on the rear, front and alley elevations (itemized below).

The minutes of the 2010 Commission meetings are enclosed with the Staff Report. File photos will be available at the meeting.

ARC Meeting Notes

On October 19, 2011 the Architectural Review Committee met with the owners on site to review the current condition of the building. Commissioners in attendance included Bret Maddox, Ed Echte, Jonah Jensen, Pamela Sundell, Marshall McClintock and Staff Reuben McKnight and Tonie Cook.

The new owners and their contractor outlined their proposal to renovate the building into livable residential space and to take care of immediate concerns due to inclement weather exposure and longer term restoration projects. Due to the limited number of available Commission meetings in the fourth quarter and the immediate needs of this building, the Commissioners agreed to review the proposal at the October 26, 2011 meeting.

The Commission reviewed the proposal which follows:

1. Remove and replace all of the existing windows on the front, rear and alley elevations with JELD-WEN wood clad windows and wood trim matching the sizes, configurations and locations as shown in the historic photo and as submitted in the proposed elevations.
  - a. The front elevation will have a center window added on the second story, consistent with historic photos
  - b. The rear elevation, second story, will have the window on the right lowered for egress.
  - c. The south (alley) elevation will have two upper story windows removed and sided over, per the illustration. An existing window opening in the bathroom will be raised and replaced with a casement (awning) window. The remaining windows will be lowered for egress. Lastly, the nonhistoric three part casement window in the kitchen will be replaced with a window to match the existing nook window on the rear elevation.
  - d. The windows will be trimmed with a built up crown molding and header to match the remaining original example on the alley elevation.
2. Install smooth faced Hardi Plank siding to match the original reveal (4.25 inch) as on the original Sheridan elevation cedar siding, per previous approvals. Pilasters on the corners of the building will be constructed to match existing original historic fabric, dimensions, style and materials. Missing Fascia will match existing in wood material and style.
3. The Sheridan elevation will be retained as is, including the windows.
4. Additional work that is planned but not included in the application at this time includes:
  - a. Remove the front door and side lites, which were added by the previous owner, and replace with a solid door matching the time period and style of the house.
  - b. Construct a front stair and railing matching the time period and style of the house.
  - c. There are no current plans for a garage or carport; however, the owner may desire to install a drive with curbcut on Sheridan due to lack of alley access. This will be proposed to the Commission at a later time.

## STANDARDS

### North Slope Special Review District Guidelines

#4. Sense of Entry. Goal: Emphasize entrances to structures. Entrances should be located on the front facade of the building and highlighted with architectural details such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

#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.

#7. Rhythm of Openings. Goals: Respect the patterns and orientations of door and window openings as represented in the neighboring buildings. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. Doors also tend to be paneled or contain glazed openings. Windows are vertically oriented. Large horizontal expanses of glass are created by ganging two or more windows into a series. Most windows are either single or double hung, with a few casement windows being incorporated into the designs. Many of the buildings had the upper

sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Most older windows were also surrounded with substantial trim pieces or window head trim.

## ANALYSIS

1. The home on the property is historically significant as a contributing structure in the North Slope Historic District; it was constructed in 1895. 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 including new construction per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.
3. This previously altered property will be remodeled to return it to its original use as a residence. There will be no change to the original form, massing or roof pitch and the applicant will repair or match existing materials where possible.
4. The approval by the Commission on February 10, 2011 included emergency weatherization stabilization work.
5. The approval by the Commission on March 10, 2011 included repair of siding with cedar material, use of Hardi Plank on two elevations; extensive salvage window and trim installation plan; restoring corner trim boards, installing a salvage front door, entry steps and railing system.
6. No changes are proposed for the Sheridan elevation as the original façade has been retained.
7. Window replacement and trim appears to meet North Slope Historic District guidelines #7, Rhythm of Openings, specifically for, *“Respect the patterns and orientations of door and window openings as represented in the neighboring buildings. Windows are vertically oriented. Large horizontal expanses of glass are created by ganging two or more windows into a series. Most windows are either single or double hung, with a few casement windows being incorporated into the designs. Many of the buildings had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Most older windows were also surrounded with substantial trim pieces or window head trim.”*
8. The use of an alternate material for the proposed windows is proposed in the traditional configuration of double hung style window, meets the North Slope Guideline #6 goal for Exterior Materials, specifically, for *“Use compatible materials that respect the visual appearance...”* The Commission has approved wood clad windows previously.
9. The restoration of the primary façade on the east elevation (North 5<sup>th</sup> St) is proposed using the historic photo with a short-term proposal that does not include the full porch/deck as shown in the original photo.
10. The installation of smooth Hardi Plank in the dimensions was previously approved by the Commission in 2010.
11. Wood boards are proposed on the corners of the house that match the existing remaining original corner boards in design and material; wood window trim is proposed to match the existing wood window trims; missing fascia will match the existing fascia material and design; thus meeting the North Slope Historic District Guideline #6, Exterior Materials, for, *“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... utilize exterior materials similar to those typically found in the neighborhood”.*

## RECOMMENDATION

Staff recommends adopting the above as findings and recommends approval of the proposal for window replacement, siding and trim as submitted. Detail on the front door and stairs will be submitted at a later date.

## NEW BUSINESS

**AGENDA ITEM 3A: 1735 Jefferson (Union Depot/Warehouse Historic Special Review District)**

*Scott Sutherland, Tacoma Tent & Awning Co.*

**BACKGROUND**

Constructed in 1911, the Blake, Moffitt & Towne Building (Tacoma Biscuit and Candy Company) was used for paper products storage and sales; various warehousing tenants occupied the space and since the 1970s, the Old Spaghetti Factory restaurant.

The current proposal is to replace the existing non historic awnings including the entrance awning with business logo on the front elevation storefront. The four blue fabric awnings will be replaced matching in kind with the exception of the new black color. The center entrance awning will be replaced with an extended (i.e. extended an additional 4'6" over the sidewalk area) canopy section with pole columns as shown in the photo and design plans. The new entrance canopy has a rounded shape along with the business logo. The attachment method is shown on the plan view; the existing awnings are bolted into the building along the entrance columns.

The nomination references the historic storefront marquee and its removal in the 1970s or earlier and replaced with a series of awnings as shown in the photos (See photos with unknown dates which may be from the 1940s; in addition photos from 1970 and 1996).

**STANDARDS****Union Depot/Warehouse Historic Special Review District Guidelines**

**6. Awnings.** Awnings have been a traditional addition to the facades of buildings within the districts and shall be encouraged within the districts as a functional exterior feature. All awnings shall be compatible with the historic character of the buildings and shall be based in design upon historic counterparts. They shall also:

- a. Reflect the shape and character of the window openings;
- b. Be, or appear to be, retractable in the form of historic awnings;
- c. Constructed with canvas-like fabric rather than high gloss in texture;
- d. Not be back-lit or translucent;
- e. Be in colors and/or patterns which complement the building and have basis in the historic record;
- f. Be attached to the buildings in a manner which does not permanently damage the structure or obscure significant architectural features.

**7. Signs**

- c. Messages and Lettering Signs.
  - (1) Messages shall be simple and brief. The use of pictorial symbols or logos is encouraged.
- d. Color.
  - (1) Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District's predominantly red-brick streetscapes.

**ANALYSIS**

1. The Landmarks Preservation Commission has jurisdiction to review and approve, or not approve, changes to buildings as well as streetscapes and right of ways per TMC 13.05.047, prior to those changes being made, by virtue of its status as a City Landmark.
2. *Applicable guidelines for consideration of this application include: Guidelines for building design and streetscape improvement review in the Union Depot-Warehouse Historic District, specifically Guideline #6 regarding Awnings and #7 regarding signs.*

3. The existing awnings have been installed on the building storefront since the 1970s when the storefront was altered. The previous marquee was removed either at that time or in a previous alteration.
4. The in-kind replacement of the existing four non historic awnings matching the design and material are exempt from review with the exception of the color; however the replacement black color is a traditional color, which appears to meet *Union Depot-Warehouse Historic District* Guideline #6, Awnings, specifically, for “...be in colors and/or patterns which complement the building...”
5. The proposed new entry canopy is a new design and will project an additional 4’6” over the sidewalk area.
6. The proposed new design of the canopy appears to nearly enclose the window area, which may meet *Union Depot-Warehouse Historic District* Guideline #6, Awnings, a. specifically, to “Reflect the shape and character of the window openings...”
7. The new canopy is proposed in a traditional color and fabric material, which appears to meet *Union Depot-Warehouse Historic District* Guideline #6, Awnings, c., *Constructed with canvas-like fabric rather than high gloss in texture*, and e, “Be in colors and/or patterns which complement the building...”
8. The proposed attachment method appears to use the existing canopy’s holes for attachment, thus, not increasing the number of holes in the building, thus the awning/canopy meets *Union Depot-Warehouse Historic District* Guideline #6, Awnings, f., “Be attached to the buildings in a manner which does not permanently damage the structure or obscure significant architectural features”. The awning/canopy covers the holes and does not damage the building further with additional penetrations, pending confirmation by the applicant at the meeting. The column posts will be attached in the sidewalk area.
9. The proposed logo sign on the canopy appears to match the existing logo sign and meets *Union Depot-Warehouse Historic District* Guideline #7. Signs, c, (1), specifically for, “The use of pictorial symbols or logos is encouraged” and, d. Color (1) *Light-colored letters on a dark-colored background are generally required as being more traditional and visually less intrusive in the context of the Union Station District’s predominantly red-brick streetscapes*. The logo letters are a light color on a black background.

## RECOMMENDATION

Staff recommends adopting the above as findings and approval of the project by the Commission.

## PENDING AGENDA ITEMS

Date TBD - Tacoma Municipal Building Field Trip – proposed mockups for exterior repairs

November 9, 2011 - Public Hearing – Swedish Mission Tabernacle nomination  
Bylaw Amendments  
Design Guidelines - NSHD

December 14, 2011 - Public Hearing: Bylaw Amendments  
Name Change, Preliminary Review: 1900 Block of Cheyenne to Clay Huntington Way  
Bylaw Amendment Approval  
Officer Nominations

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## 02/10/10 Meeting Minutes

### A. 1401 N 5<sup>th</sup> Street

Mr. Reuben McKnight read the Staff Report presenting the project background.

Built in 1895, the original house at 1401 N 5<sup>th</sup> Street was extensively altered for medical institutional use, along with a similar house at 1415 N 5<sup>th</sup> Street, beginning in the 1940s. In 2007, the Commission approved selective demolition of the nonhistoric additions to the original perimeter of both homes to allow for a future restoration as single family dwellings. The 2007 approved application included removal of the nonhistoric additions, stud framing the remaining openings, and securing and weather tightening the buildings with temporary plywood sheathing, painted to blend in. Both homes were subsequently sold as future renovation projects.

The current owner of 1401 N 5<sup>th</sup> Street listed property for sale in 2009, but removed the listing after several months. Most recently, the owner began renovating the house for his own residence. According to the owner, the interior work has included removal of the institutional equipment that was left by previous owners. On the exterior, work has included repair to what appears to have been an enclosed porch area and installation of two salvage windows on the alley elevation, located in wall sections that were reframed and boarded up during the 2007 demolition of the nonhistoric additions. This recent work resulted in a stop work order. The owner met with Staff twice as well as conferred on the phone for clarification.

Enclosed are photos: 1998 photo showing the building as an institution; 2007 photo shows the demolition of the non-original medical additions; 2010 staff photos of existing conditions and a historic photo (North 5<sup>th</sup> Elevation-primary facade), and an 1896 Sanborn Fire Insurance Map showing the building footprint.

The current proposal includes renovating the building into livable residential space as allowed financially and within time frames to take care of immediate concerns due to inclement weather exposure and longer term restoration projects.

#### **Sheridan Avenue Elevation (North)**

1. no changes are proposed; repair only to match existing cedar siding; much of the original façade has been retained.

#### **North 5<sup>th</sup> Elevation (East)** (See submitted Exhibit 1 and 1A (photos))

2. Restore the original exterior appearance of the front entrance. Currently, the entire elevation is painted painted plywood.

A. The house is framed for 4 sets of paired double hung windows on first and second levels as shown in historic photo and Exhibit 1. Proposal is to install 8 salvage wood double hung windows in the existing (original) openings.

B. Add an entry door with side lites and fan light over the door. The applicant proposes to use a salvage wood door & side lights. (see small concept drawing in Application Description page 1)

C. Middle windows on 2<sup>nd</sup> floor middle window will be a double hung or fixed wood framed window.

D. The long term intent is to restore the original porch and second story deck, including columns and other details, based on historic photographs.

E. Currently, full restoration is not feasible. Applicant proposes front door with steps to the yard as shown in the concept drawing in the application narrative.

F. Pilasters on the corners of the building will be constructed to match existing original historic fabric, dimensions and style as shown in existing condition photos.

G. Proposed Materials:

- Siding: Where original siding is missing, applicant proposes to use 5.25 X 12" smooth Hardie Plank to match existing cedar; in locations where the original siding is predominantly present, applicant proposes to use special order to match cedar siding. The cost of cedar siding is approximately four times more than the proposed smooth Hardie Plank.
- Corners and Window Trim: 1X12-16 primed wood ; 5/4X4-RL primed Fascia; 2X2 – 16 Primed
- Windows and Doors to be salvaged material; most likely sourced from Second Use in Seattle.
- Exterior will be painted with a period appropriate color scheme.

### **Alley Elevation (South)** (Exhibit #2 (photo))

3. Siding: Retain the existing cedar siding on second story, if possible. There has been weather exposure on this elevation which may result in installation of new siding. If siding replacement is necessary; applicant proposes to use smooth Hardie Plank as special order that matches the cedar.
4. Window Trim: Trim for new windows will match existing wood trim as shown on elevation exhibit #2.
5. Existing Windows: Applicant proposes wood or aluminum/vinyl clad double hung windows where replacement is necessary.
6. New Windows: two small salvaged leaded glass casement windows are proposed to be installed in the dining room area. The Applicant may be able to bring the photos of these lead windows to the Commission meeting. Applicant has already installed one three-part aluminum clad (casement with fixed center) in the kitchen window and one double-hung wood window in the bathroom. The three non-original windows on the second story were installed by the last occupant.

### **Backyard Elevation (West)** (Exhibit #3)

7. Rebuild rotten wall.
8. Install smooth faced Hardie Plank siding on the enclosed porch area as proposed elsewhere.
9. Two existing (but nonoriginal) windows on this elevation of house (2<sup>nd</sup> floor) will be retained.
10. Installation of a double hung window in an existing opening on the 2<sup>nd</sup> floor (opening is visible in the 2007 photo); window material will be wood, or aluminum/vinyl clad.
11. Enclosed porch area: Install a new exterior French style door in wood or aluminum vinyl clad that would replace an aluminum window that was recently removed; applicant has also indicated that, as an alternative for the door, he would consider installation of a three double-hung windows in a ribbon (either wood, or aluminum vinyl clad);
12. Applicant proposes adding a covered porch deck (extending approx 5 or 6') to the enclosed porch with steps for access to this side yard.
13. Missing cedar on this elevation will be repaired in kind matching existing cedar material.
14. If siding is rotten due to weather exposure, the alternative proposal is smooth Hardi Plank as proposed on other elevations.

### **Other Items**

15. Missing Fascia will match existing in wood material and style
16. No current plans for a garage/carport.
17. The alley elevation corner boards and some of the siding (due to exposure) may need replacement but is unknown at this time.
18. There is weather exposure on the home (south elevation, etc). The applicant's intentions include stabilizing the exterior to prevent further damage to the exterior as well as protect the interior fir floors and other original fabric due to leaks.

Standards to be considered:

#### North Slope Special Review District Guidelines

#4. Sense of Entry. Goal: Emphasize entrances to structures. Entrances should be located on the front facade of the building and highlighted with architectural details such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.

#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.

#7. Rhythm of Openings. Goals: Respect the patterns and orientations of door and window openings as represented in the neighboring buildings. Typically, older buildings have doors and transoms that matched the head height of the adjacent windows. Doors also tend to be paneled or contain glazed openings. Windows are vertically oriented. Large horizontal expanses of glass are created by ganging two or more windows into a series. Most windows are either single or double hung, with a few casement windows being incorporated into the designs. Many of the buildings had the upper sash articulated into smaller panels, either with muntin bars, leaded glazing, or arches. Most older windows were also surrounded with substantial trim pieces or window head trim.

#### Secretary of the Interior's Standard 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.

#3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

# 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.

#9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Staff Analysis to be considered:

12. The home on the property is historically significant as a contributing structure in the North Slope Historic District; it was constructed in 1895. As part of the North Slope it is listed on the Tacoma, Washington and National Registers of Historic Places.

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

14. This previously altered property will be remodeled to return it to its original use as a residence. There will be no change to the original form, massing or roof pitch and the applicant will repair or match existing materials where possible.

15. No changes are proposed for the Sheridan elevation as the original façade has been retained.

16. The restoration of the northwest and alley elevation is proposed without the availability of a historic photo of the two elevations.

Mr. McKnight noted the North Slope Neighborhood Organization submitted additional photos of the house along with a cover letter.

17. The restoration of the primary façade on the east elevation (North 5<sup>th</sup> St) is proposed using the historic photo with a short-term proposal that does not include the full porch/deck as shown in the original photo.
18. The installation of one double hung wood window and one aluminum clad casement with fixed center window on the lower level of the alley elevation was installed onto the previously altered elevation; no historic fabric remained nor a photo available to restore the original window openings and style. The use of windows in the style and similar material to the era of the home meets North Slope Historic District Guideline #6, specifically, for, *Exterior Materials. Use compatible materials that respect the visual appearance of the surrounding buildings...*
19. The proposed installation of two salvage lead glass windows on the lower level of the alley elevation was selected for the historic material, no removal or destruction of historic fabric, and for privacy ((i.e. the future new residence next to that elevation) appears to meet North Slope Historic District Guideline #6, specifically, for, *...Use compatible materials that respect the visual appearance of the surrounding buildings...* and does not destroy original historic fabric, which also meets Secretary of Interior's Standard #9, specifically, for *...exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work ... shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
20. However, without measured plans it is not possible to determine the size and exact locations of the proposed leaded glass windows. This is critical with regard to North Slope Historic District Design Guideline #7: Rhythm of openings, specifically: *Typically, older buildings have doors and transoms that matched the head height of the adjacent windows.* The installation should attempt to retain the header height and trim of the historic appearance, in order to meet this guideline.
21. The use of salvage double-hung wood windows in the original openings on the northwest elevation and primary façade elevation meets North Slope Historic District Guideline #6, specifically, for, *Exterior Materials. Use compatible materials that respect the visual appearance of the surrounding buildings...*
22. The use of an alternate material for the proposed windows on the northwest and primary elevations, such as aluminum or vinyl clad are proposed in the traditional configuration of double hung style window, which may meet the North Slope Guideline #6 goal for Exterior Materials, specifically, for *Use compatible materials that respect the visual appearance...* However, because appearance and detailing vary widely among window manufacturers and product lines, it is impossible to make this determination without specifications or knowledge of which product is proposed.
23. The repair of the historic cedar siding using matching cedar material on the northwest and alley elevation meets the Secretary of Interior's Standard #6, specifically, for, *Deteriorated historic features will be repaired rather than replaced...*
24. The installation of smooth Hardie Plank in the dimensions matching the original cedar siding on the altered elevations with missing original siding may meet the North Slope Historic District Guideline #6, specifically, for, *Exterior Materials. Use compatible materials that respect the visual appearance of the surrounding buildings...*
25. However, this may not meet Secretary of Interior's Standard #9, specifically, for *...replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.* Typically, the Commission encourages wood siding consistent with the original materials. In this case, the applicant is also making this request in light of relative material costs.
26. The removal of a nonhistoric aluminum window and subsequent removal, repair and reconstruction of the small enclosed porch area appears to be repair work to prevent further deterioration. The 2007 photo (previous owner) shows some cedar siding on that small area, however, the recent work necessitated replacement to prevent further damage. Secretary of Interior's Standard #2, specifically, for, *The historic character of a property shall be retained and preserved. The removal of historic materials...shall be avoided* is not applicable because, although the enclosed porch area appears to be at least partially original to the historic

building, it was also extensively altered for the 1940s addition and later 2007 demolition of the addition and would necessitate extensive repairs in any case.

27. French doors are proposed to replace the aluminum window that would access a proposed deck/porch extending approximate 5 feet from the existing enclosed porch; an option to the French door would be the installation of three double-hung wood windows. Although the French door style would not match the era of the original house, it does meet Secretary of the Interior's Standard #9, specifically that "*new additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*" The French door would contrast with the era of the house, while not fundamentally altering the scale or rhythm of that elevation. In addition, this is a secondary elevation of the building.

28. The primary elevation wood door (with side lites and upper pedimented window), is proposed in the original center door location, which appears to meet North Slope Historic Guideline #7, Rhythm of Openings, "...Respect the patterns and orientations of door and window openings as represented in the neighboring buildings...Doors also tend to be paneled or contain glazed openings..."

29. The design concept proposed for the primary façade does not include the original porch and second story deck with railing which does not appear to meet the North Slope Historic District Guideline #4, Sense of Entry, specifically, for, "*Emphasize entrances to structures. Entrances ... highlighted with architectural details such as raised platforms, porches, or porticos to draw attention to the entry. Entrances not located on the front facade should be easily recognizable from the street.*" However, it is intended that the proposed front door and wood steps would allow access to the residence as the project is developed into living space for the owner's family. A future goal is to restore the porch and upper deck as shown in the original historic photo however, the long term goal is not prepared for design review at this time. Addition of an entry and stairs would not preclude future restoration, and it may be considered an improvement to restore an entry to the façade. However, without scale drawings and specifications for the door, it is impossible to state with certainty if the alteration will be appropriate.

30. Wood boards are proposed on the corners of the house that match the existing remaining original corner boards in design and material; wood window trim is proposed to match the existing wood window trims; missing fascia will match the existing fascia material and design; thus meeting the North Slope Historic District Guideline #6, Exterior Materials, for, "*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... utilize exterior materials similar to those typically found in the neighborhood*", and Secretary of Interior's Standard #6, for, "...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".

31. It is critical to prevent further damage to the building from exposure to weather, which means that the rear porch area must be repaired as soon as possible.

32. More information is needed to review the designs for the front façade door and steps (sketches submitted are not to scale); the deck/porch on the side-yard enclosed porch (scale drawings, site plan, and design detail are needed); the locations and detail for new windows proposed for the dining room need to be drawn to scale; and for replacement windows, a window schedule or specific approach should be finalized (for instance, as noted previously, quality and appearance vary widely among product lines).

Staff recommended adoption of the analysis as findings and recommends approval for the following: repair to the rear porch area, including cladding, and installation of a French door, with final materials and specifications referred to administrative review. Staff further recommends deferral pending submittal of complete drawings and specifications (and Architectural Review Committee guidance) for the 1) front façade door and steps; 2) rear deck on the side porch area; 3) any new window openings, and 4) replacement window specifications.

Mr. Todd Lash presented an overview of the project stating that his initial plan in 2008 was to renovate the property for his family, but he also tried to sell the property without success; he is currently in the process of re-

building the house for his family, however, he added that it is a financial challenge. He discussed the interior and his work to save as much of the original wood work as possible, he has the outlines of the window and headers, and described the issues of water soaked and rotten wood. He said that cedar siding would be a financial difficulty and was proposing Hardie Plank as an affordable replacement.

Commissioner Buffington stated the project was tremendously important and will have an impact on that area of the North Slope Historic District. He asked the plans required by the City of Tacoma and specifically, the City required detail on such exterior elements as the entrance and windows necessary for the permits. He added that the specific information on the details would benefit the Commission.

Mr. Lash talked about his plans and permits for plumbing and electrical on the interior. He said the window frames were on the front façade which is where he was planning on inserting the windows; he added the deck required more expense than the current budget.

Commissioner Longwell asked for clarification on permits on the small rear enclosed porch.

There was a discussion on the removal and replacement of the rear porch project's timing, i.e. prior to the issuance of a residential permit or after a stop work order.

Mr. McKnight stated that a full permit and stop work order report with dates could be provided to the Commission.

Mr. Lash presented that he now had a current permit and described the water-soaked and rotten wood problems when the OSB (Oriented Strand Board) sheathing was removed.

Commissioner Longwell agreed with deferral of the application at this time and recommended a full report and detail project plan be submitted to the Commission. She talked about the adjacent home and the Commission denied Hardie Plank on that project; she recommended exterior cedar siding which could be found at salvage vendors.

Mr. McKnight provided clarification on the property at 1415 N 5<sup>th</sup> Street and reminded the Commission that applications be considered on a case by case basis and to weigh their decision on the Secretary of Interior's Standards and the North Slope Historic District guidelines. He added, if there is a feasibility issue then an alternative siding could be considered for the missing siding. He offered there may be a new artisan line of Hardie Plank that could be an option.

Commissioner Sundell talked about the installation of the casement and double hung windows on the alley elevation without approval by the Commission and emphasized the concern with the placement of the new window opening and its size which did not appear to be based on the character of the house. She asked for a more accurate representation for decision-making by the Commission.

Mr. Lash described the small double hung and casement windows which he installed; he also circulated a photocopy of two proposed lead windows on the alley elevation. He described where the two lead windows would be located.

Mr. McKnight provided clarification that the window header height and the size of the proposed window opening needed to be represented on a scale drawing of each elevation.

Mr. Lash stated that it was exciting and helpful to get the copies of the historic photos submitted by the North Slope Historic District Neighborhood organization.

Commissioner Maddox provided clarification on submitting detailed scale drawings of each elevation in order to show the owner's ultimate goal with the property.

Commissioner House explained the Commission needed to see the drawings of the long term plan on the property and then, immediate concerns could be addressed more efficiently, as he understood the issues of using salvage materials and not having them in-hand during the longterm initial planning process.

Mr. Lash stated that the OSB was holding water with puddles on the floor, summarizing that his concern was the exterior exposure to weather.

Chair McIntire offered that he was in favor of delegating to staff through the administrative process in order for the structure's stabilization but wanted to review the overall plan for the facades and suggested deferral on the remaining items.

Commissioner Sundell described the importance of a timeline for reviewing a design plan of façade treatment details including window placement and specific exterior materials and samples for such items as the siding and windows.

Mr. McKnight provided clarification on the project goals listing Hardie Plank siding, window opening placement and during the interim removal of OSB and installation of a weather wrap; and the applicant developing the design plans for review by the Commission.

Commissioner Maddox summarized the short term action items of covering the exterior with plywood and material such as tybek; and the work of preparing a more detailed plan for the longer items.

Commissioner Longwell recommended working with the Architectural Review Committee to prepare detailed design plans in preparation of returning to the full Commission.

There was a motion:

*"I move that we, the Landmarks Preservation Commission, defer further consideration of this application on property at 1401 N 5<sup>th</sup> Street until a more detailed plan is submitted of the anticipated project; further, to authorize City Staff to work with the owner to conduct weatherization repair on the property as long as the work approved by staff does not violate the North Slope Special Review District Guidelines or Secretary of Interior's Standards".*

MOTION: Buffington

SECOND: Sundell

MOTION: Carried

Mr. McKnight provided clarification about the purpose of the Architectural Review Committee in order for the owner to prepare and return with a full plan package to the Commission. Further, he explained that a written decision would be forthcoming. Mr. McKnight also mentioned that the ARC could visit the property.

Mr. Lash agreed with the suggestion of a site visit to the property.

Vice Chair Buffington complimented Mr. Lash for taking on this rehabilitation project.

**03/10/2010 MEETING MINUTES: 1401 N 5<sup>th</sup> Street**

Ms. Cook stated that this project is a continued proposal from the February 10, 2010 meeting. She presented the Staff Report which follows:

The Commission deferred action on the proposal at 1401 N 5<sup>th</sup> Street with the exception of emergency stabilization of weather damaged elevations and requested the Architectural Review Committee to schedule a site visit, which was conducted on February 24, 2010. She reported the following:

The Architectural Review Committee members who met on site included Chair Mark McIntire, Vice Chair Ross Buffington, and Commissioners Fred King and Pamela Sundell; staff included Reuben McKnight and Tonie Cook.

The ARC reviewed each elevation and discussed the proposed window locations regarding the headers and rhythm of window openings; the proposed window material and trim, corner trim, front door and porch, enclosed rear porch and proposed exterior siding material. The ARC also reviewed the separation of the soffit on the Sheridan Elevation and agreed to this repair work.

The ARC recommended the Applicant return to the full Commission with elevation drawings showing the detail plan.

The following is a summary of the amended proposal. Ms. Cook asked the Commission to refer to the submitted design plans:

1. Windows
  - 1.1. Front Elevation: Propose four sets of two double hung wood windows in the original openings (8 total windows).
  - 1.2. Alley Elevation: Propose two lead glass windows (22.25 inches in width; 21.875 inches in height; 12 panes); see enclosed photo of example
  - 1.3. Alley Elevation: The previous installation of one casement and one double hung;
  - 1.4. Rear Elevation: Propose one double hung wood window in the original window opening;
  - 1.5. Rear Elevation/Enclosed porch: Propose one wood door and three ganged double hung wood windows
  - 1.6. Retain all existing windows
  - 1.7. The proposed replacement windows are salvage.
2. Window Trim:
  - 1.1 Propose wood window trim in the design, size and material of existing window trim on Sheridan elevation (see photos A and A1 for the example)
3. Corner Trim:
 

Propose replacement of missing corner trim matching existing trim in size, design and material (cedar)
4. Front Door and Steps:
  - 1.1 Propose one wood door in the original center elevation door location with two side lights;
  - 1.2 Propose wood closed steps matching the photo from neighbor's door (See photo B)
5. Exterior Siding:
  - 1.1 Propose Smooth cement board siding in horizontal configuration to match existing reveal pattern for front and alley elevations and rear enclosed porch
  - 1.2 Retain and repair existing cedar siding matching cedar material for any missing siding on Sheridan and rear elevations

Ms. Cook referenced the February 10, 2010 Staff Report on the property at 1401 N 5<sup>th</sup> Street.

Mr. Lash asked if there would be flexibility on installing French doors on the enclosed rear porch.

Commissioner Buffington offered the preference of the more traditional style for double hung windows, however, the French door can be processed through Administrative Review.

Commissioner Sundell asked about the front elevation window opening sizes and proposed window material.

Mr. Lash offered that the small difference in opening size is because the existing window openings are different and added he was unsure of the material, either aluminum, wood, or vinyl.

Commissioner Longwell and Chair McIntire confirmed that wood clad would be approved but the vinyl and aluminum material would not be appropriate.

Commissioner Longwell asked for clarification on the most recent submittal of information and the original application materials, including cement versus wood front steps, vinyl clad windows not meeting the guidelines, and if the deck was still proposed as part of the most recent application.

Mr. Lash responded that the plan was for wood steps and at a later date, a wood porch addition; and the proposal for a deck was not confirmed at this time.

Commissioner Longwell stated the deck should be applied for at a later date.

Commissioner Longwell noted the North Slope Historic District Neighborhood Organization's recent letter regarding the property and the application for installation of Hardie Plank siding would not meet the NSHD guidelines. She stated, further, this house should have the compatible materials, including cedar siding and all wood windows approved on the neighboring house (i.e. 1415 N 5<sup>th</sup> Street).

Mr. McKnight noted the comment from North Slope Historic District Neighborhood Organization that the meeting packet was not accessible on the website. He stated the website link was corrected today.

Commissioner Luce asked about salvage windows.

Mr. Lash stated he was waiting for a quote for window restoration from Bear Windows and talked about the difficulty of finding salvage windows, including sizes, sashes, frames and sash kits. He added the issue of not having the finances to pay for appropriate windows. There was a discussion on sash kits.

Mr. McKnight provided a summary of the proposal, including windows, window trim, exterior siding, front door, front porch steps, and corner boards.

There was discussion on the adjacent home's approved siding, which was cedar matching the existing siding.

Mr. McKnight talked about how each individual property and how each proposal, including materials differ in scope and the recommended guidance for each approval, which depends upon primary, accessory or new construction. He also talked about the influence of financial considerations and information submitted by applicants.

Commissioner Sundell asked about retaining the original siding and the difficulty of patching siding material. Commissioner Maddox noted approximately 60% of the siding is original.

Mr. Lash discussed the difficulty of his budget and the cost of cedar and smooth hardie plank siding; he said the original siding on Sheridan would be retained because it is all intact.

Commissioner Luce discussed the percentage of original siding that remains on the building. The Commission reviewed the elevation photos.

Chair McIntire reviewed the elevations, summarizing the missing original siding: 100% on front; nearly 100% on alley; Sheridan is intact; rear needs to be reviewed because the alley elevation's cedar could potentially be re-installed onto the rear elevation.

Mr. McKnight asked about the original application packet noting the cost difference for cedar was four times more than smooth hardie plank siding. He asked about the availability of cedar.

Mr. Lash responded the cedar estimate is about \$7,000 and the Maxie Plank is around \$2,200; however, he noted the Maxie Plank type is no longer available, therefore, he was sticking with smooth Hardie Plank. He also replied to Commissioner Longwell's question, the reveal would definitely match the cedar size.

Chair McIntire offered information on the cement siding which he described as a square product and could not be matched to the cedar siding. He calculated that at least 50% of the house's exterior siding was missing; the proposal was for smooth Hardie Plank.

Commissioner Longwell expressed concern of the exterior appearance with half cedar and the remainder smooth Hardie Plank siding.

Chair McIntire offered the two materials could work with the thicker corner boards and craftsmanship of laying out the two siding materials, as well as matching existing window trim; and noted the two were visually similar.

Commissioner Echtle noted his understanding of the Secretary of Interior's Standards allow replacement of missing materials, and in this case, the use of Smooth Hardie Plank, if the reveal and the surface is the same as the existing original cedar siding.

*"I move that we, the Landmarks Preservation Commission, adopt the above as findings and approve the proposal at 1401 N 5<sup>th</sup> Street, as submitted".*

MOTION: King

SECOND: Echtle

MOTION: Carried (with amendments listed below)

Commissioner Luce stated that the Smooth Hardie Plank was not acceptable as a replacement material because the Secretary of Interior's Standard calls for inkind material for replacement; however she emphasized that if fifty percent of the exterior siding is missing as in this case. She then offered the Smooth Hardie Plank was acceptable.

Commissioner Buffington stated the Secretary of Interior's Standard number 6 applies, and quoted the Standard, *"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..."* He added there could be room in the standard for replacement material.

Commissioner Buffington stated the decision is a real dilemma; he noted that he did not think there was a more important property being improved in the neighborhood; he stated his sympathy for the financial situation of the owner and completing the work for his family to occupy and continue with good restorations. He noted his support, as much as possible, the original cedar siding be repaired and re-used on the structure, and then use Smooth Hardie Plank only as necessary on the remaining missing exterior.

Commissioner House asked for clarification on the project items not being addressed at this time, including the French doors, possible rear deck, and the actual materials of the windows; he listed what would be addressed at this time, the window placement, siding, front porch, possible front door and side lights.

Chair McIntire summarized specific items: the French doors would be delegated to Administrative Review, the potential rear deck application would be returned to the Landmarks Preservation Commission.

Mr. McKnight stated the French doors could be addressed through Administrative Review; the deck application would return to the Commission only if it met the building permit threshold.

Commissioner Longwell stated the window material was being considered in this current application and acceptable material included wood and fiberglass clad, but not vinyl clad nor aluminum clad.

Commissioner Maddox offered amendments to the motion, including, as written in the Staff Report, items 1, 2, 3, 4 and 5; he noted number 4 addresses the wood closed steps; amendments to address window material includes the approval of only wood or fiberglass clad material; the possible deck is not included, which, if proposed, be submitted as a separate application; and offered the two elevations with remaining existing original cedar siding be repaired and use salvage or cedar to match existing siding; use wood trim boards and on the full front elevation accept cement Smooth Hardie Plank for the full front missing siding.

There was acceptance of the amendments by Commissioners King and Echte.

The motion carried with the amendments.

Ms. Cook stated the written decision would be forthcoming in the next few days.

**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 1401 N. 5<sup>th</sup> St. Landmark/Conservation District (if applicable) \_\_\_\_\_

**OWNER INFORMATION**

Name (printed) Arbrey K. Askin Email priceaskin@gmail.com  
 Address (if different than above) 3201 Pacific Ave #808 Tacoma, WA 98411 Phone 253-203-1329  
 Homeowner's Signature\* Arbrey K. Askin  
 \*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 TRACY STROMBERG Company KEYSTONE C/C, INC 5515 Steilacoom Blvd SW #130 Lakewood, WA 98499-3124  
 Address KEYSTONE C/C, INC 5515 Steilacoom Blvd SW #130 Lakewood, WA 98499-3124 c/c = CONSTRUCTION/CONSULTANTS  
 Email keystonecci@yahoo.com Phone OFF. 253-539-4649 CELL 253-273-4748

**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)**

Estimated Project Cost, rounded to nearest \$1000 \_\_\_\_\_

Application Fee Enclosed \_\_\_\_\_

## 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)
<input type="checkbox"/>	Detail illustrations of trim and casing and window profiles
<input checked="" type="checkbox"/>	Catalog cut sheets or product samples

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

Narrative list of window and door types and locations:	<u>SEE PROJECT DESCRIPTION &amp; PHOTOS</u>
--	---

### \*ADDITIONAL TIPS

- Drawings required for building permits can often be used for Landmarks Review, as long as information regarding finish detail, exterior materials, and windows and doors are indicated.
- 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.

## PART 4: SUPPLEMENTS

### How to Use This Table

The following is a table of common projects divided into Categories. For each Category of work there is a corresponding **checklist** designed to help you include the information required for your application.

Find the type of work you are proposing, and download the corresponding checklist to attach to your application.

Checklists are available from the Historic Preservation Office, and on our website at [www.tacomaculture.org/historic.asp](http://www.tacomaculture.org/historic.asp)

If you have any questions regarding what information should be included in your application, please call the Historic Preservation Office at 253-591-5220.

**NOTE: ONLY USE ONE CHECKLIST**

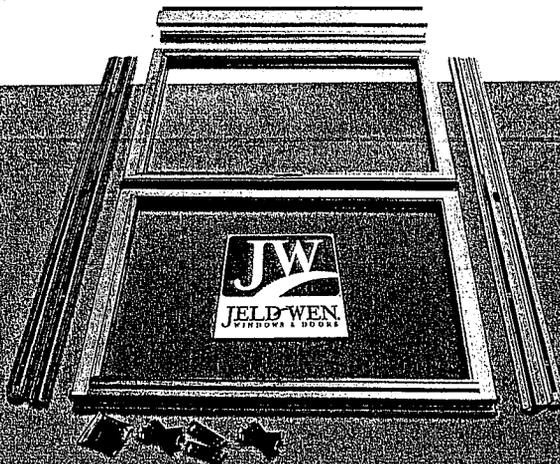
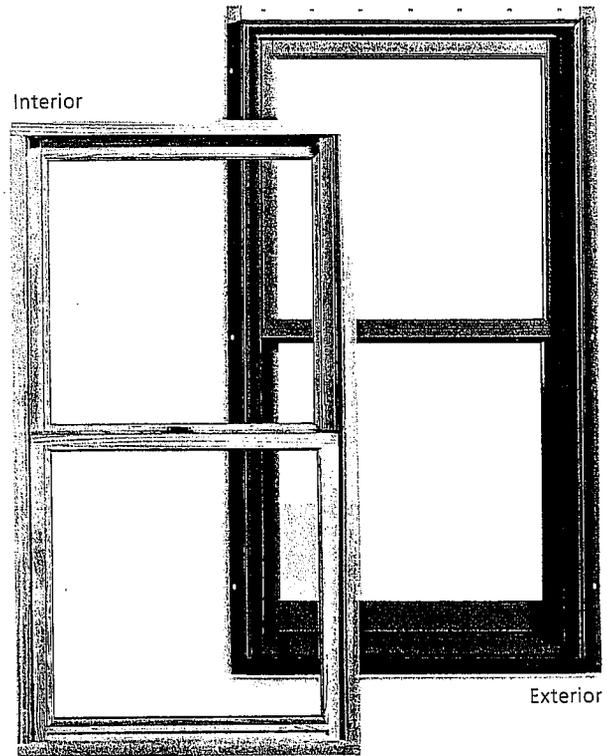
<input type="checkbox"/> Use Checklist A for:	Detached garages New porches Decks Additions Foundations Other Major Work (call the Historic Preservation Officer with questions)	p. 5
<input type="checkbox"/> Use Checklist B for:	Siding Roofing New window or door openings Other Minor (For example, chimney restoration)	p. 6
<input checked="" type="checkbox"/> Use Checklist C for:	Windows (replacement or restoration of existing) Doors (replacement or restoration of existing)	p. 7

# SITELINE DOUBLE-HUNG WINDOWS

This window is best suited to traditional architectural styles. Double-hung windows feature an upper and lower sash that slide vertically past each other in a single frame. They also feature sash that tilt in for convenient cleaning.

## Standard and optional features

- Solid pine AuraLast® wood protects against wood decay, water absorption and termite infestation
- Weatherstrip at head jamb, checkrail and bottom rail
- 4-9/16" jambs
- Optional factory-applied jamb extensions available up to 12"
- Natural wood interior ready for paint or stain
- Nine optional prefinished White or stained interiors
- Sash is 1-7/16" thick
- Jamb liners available in White or Ivory
- Recessed cam-action sashlocks
- Double-hung windows with glass width of 36" or more have two sashlocks
- Sashlocks are available in Brown, Sandstone, White or optional Polished Brass
- Dual block and tackle balance system allows both sash to open easily
- Both sash tilt and lift out for easy cleaning
- Exterior insect screens\* feature 18x16 Charcoal fiberglass mesh and colored frames to match clad exterior colors
- Optional combination storm screens are available in Brilliant White, French Vanilla, Chestnut Bronze, Desert Sand, Hartford Green, Mesa Red and Black
- Glass options include clear, Bronze or Grey tinted, obscure and tempered glass
- High-performance argon-filled Low-E insulating glass for greater energy efficiency
- Optional simulated divided lites (SDL) available with 7/8", 1-1/8", or 1-3/8" muntin bars with or without shadow bars, or 2-5/16" checkrail (see page 10 for complete details and options)
- Optional 7/8" full-surround (FS) wood grilles (see page 10 for complete details and options)
- Optional 5/8" flat, or 23/32" or 1" contour grilles between the glass (GBG) (see page 10 for complete details and options)
- Radius-head or segment-top tilt double-hung windows are available



## SashPack® double-hung replacement kit

Update the look of your double-hung window and enhance its performance with the SashPack. It allows you to quickly and easily install new sash within an existing window frame. In most cases, you won't have to disturb interior or exterior walls and trim.

Each SashPack is available with a clad wood or primed wood exterior and it offers many of the features and options of our standard double-hung windows. The kit includes two energy-efficient sash and all the necessary hardware. We also offer a HeadTiller SashPack system with an additional wood head parting stop for older window designs. Complete information and an installation guide are available upon request.

For specifications, see page 37.

### PART 3: PROJECT DESCRIPTION

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

Attach additional pages if needed.

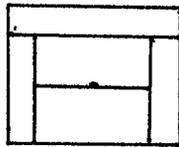
REPLACE WINDOWS "ALL" FRONT/REAR/ALLEY

TO BE REPLACED WITH JELD WEN SITELINE EX CLAD DOUBLE HUNG  
SLOPED SILL / COLOR BLACK

FRONT TO STAY THE SAME WITH THE 4 DBL SET & PUT A 2"X4"  
DBL HUNG CENTERED BETWEEN 2<sup>nd</sup> FLOOR DBL SETS (ABOVE FRONT DOOR)

REAR TO STAY THE SAME AS PICTURE EXCEPT FAR RIGHT 2<sup>nd</sup> FLOOR WINDOW  
WILL EXTEND DOWN APPROX 10" FOR EGRESS

ALLEY SIDE CURRENT CASEMENT WINDOW IN KITCHEN WILL MATCH THE  
REAR NOOK WINDOW



THE WINDOW ABOVE THIS ON 2<sup>nd</sup> FLOOR WILL EXTEND DOWN APPROX 10" FOR  
EGRESS

2<sup>nd</sup> FLOOR RIGHT SIDE OF PHOTO LEFT OF THE 3 WOULD SHORTENED UP TO  
AN 18" AWNING WINDOW BECAUSE IT'S IN "THE SHOWER"

THE CENTER DBL SET WOULD BE DELETED BECAUSE OF LOCATION (INTERIOR)  
THE RIGHT WINDOW WOULD BE EXTENDED DOWN APPROX 10" TO MATCH HEIGHT  
OF FRONT DBL SET

THE NORTH SIDE TO STAY AS IS FOR NOW & ADDRESSED AT A LATER DATE  
SAME WITH DORMER WINDOWS

(NORTH SIDE WILL BE PATCHED PREPED & PAINTED & UNADDRESSED WINDOWS WILL  
PAINTED BLACK TO MATCH NEW WINDOWS)

WINDOW TO BE HEADERED TO MATCH NORTH THEME

SIDING TO MATCH NORTH SIDE 4 1/4" REVEAL SMOOTH LAP HARDWARE EQUIV.

WOULD LIKE TO ORDER WINDOWS ASAP CURRENT 4 WEEK LEAD TIME ;)









## 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	UW Tacoma / OLD SPAGHETTI FACTORY		
Building/Property Address	1735 Jefferson		
Landmark or Conservation District	UNION DEPOT / WAREHOUSE DIST.		
Applicant's Name	TACOMA TENT & AWNING COMPANY, INC.		
Applicant's Address (if different than above)	121 NORTH G STREET TACOMA, WA		
Applicant's Phone	253-627-4128	Applicant's Email	scott@tacomatent.com
Property Owner's Name (printed)	_____		
Property Owner's Address	_____		
Property Owner's Signature	_____		

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

### APPLICATION FEE

Please see the fee schedule on page 2.

Estimated project cost: \_\_\_\_\_

Application fee enclosed (please make payable to  
City of Tacoma): \_\_\_\_\_

The Landmarks Preservation Commission (LPC) is the designated review board to approve or deny proposed changes to designated historic buildings and districts. Review criteria are available at the Tacoma Department of Economic Development, Culture and Tourism Division (253) 591-5220 and on the city website. Information on standards and guidelines can be found in Tacoma Municipal Code 1.42 (Landmarks Preservation Commission) and 13.07 (Special Review Districts).

### PART 3: PROJECT SCOPE AND DESCRIPTION

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

- REMOVE existing awning at entrance
- REPLACE Awning with ENTRY CANOPY
- FABRIC CANOPY cover to match existing
- Small logo to match existing logo.
- OLD AWNING is 15'-9" wide & 5'-0" projection
- NEW CANOPY to be 15'-9" wide & 9'-6" projection

## Part 5: SPECIAL REQUIREMENTS FOR SIGNS AND AWNINGS\*

### Instructions for Signs and Awning Applicants

Please include the following with your application:

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

Please answer the following questions (if applicable):

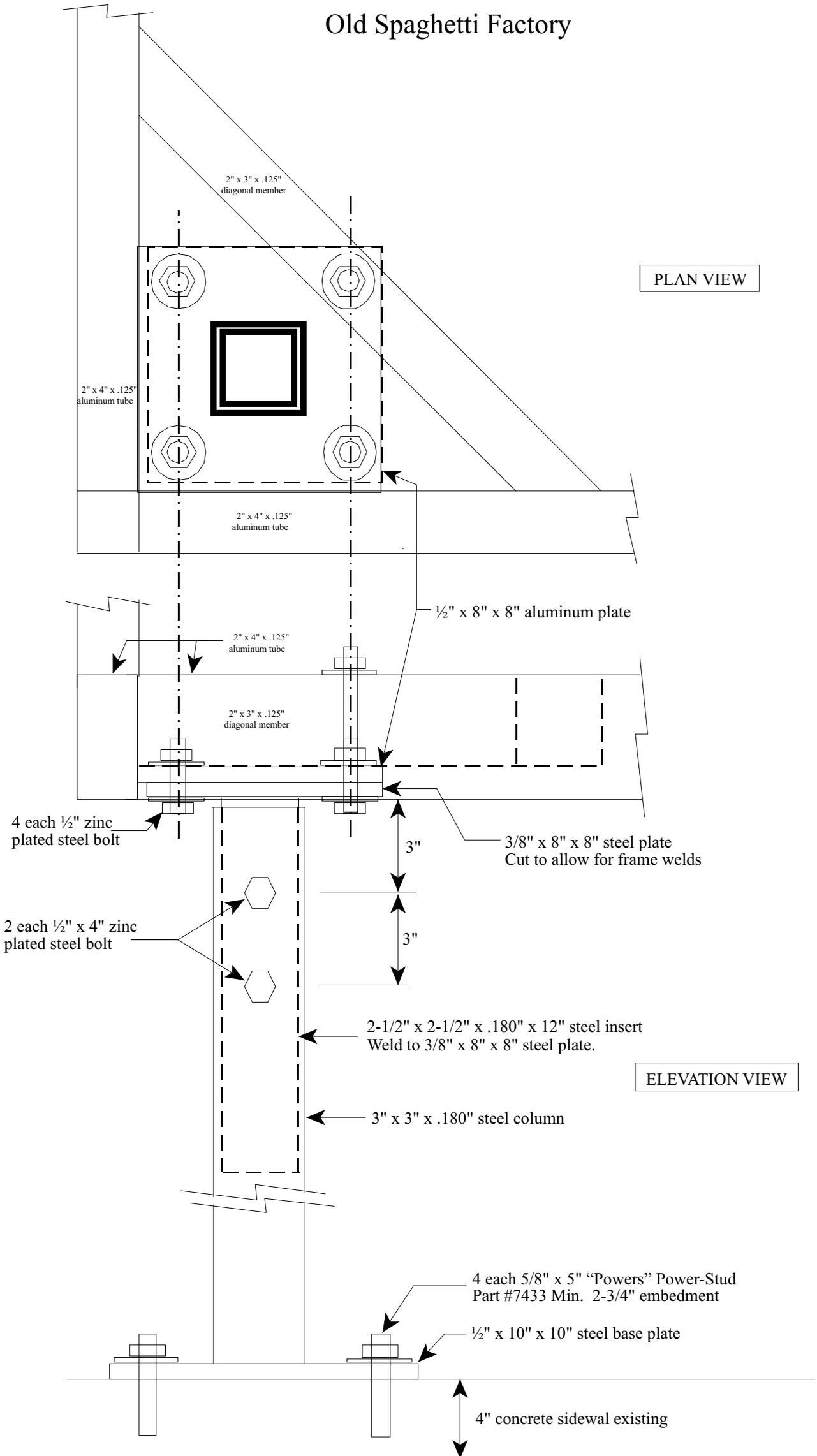
1. Are there existing signs on the building?	<u>YES</u>
2. If so, will they be removed or relocated?	<u>YES. REPLACED WITH 1 NEW</u>
3. Sign Material	<u>BLACK SUNBRELLA CLOTH</u>
4. Sign Dimensions	<u>4'-6" x 15'-9" FACE WITH 11 SQ. FT Logo.</u>
5. Logo or typeface and letter size	<u>44" WIDE x 36" TALL</u>
6. Lighting Specifications	<u>NONE</u>
7. Describe the method of attachment and underlying material	<u>BOLT TO CONCRETE - ALUMINUM FRAME</u>

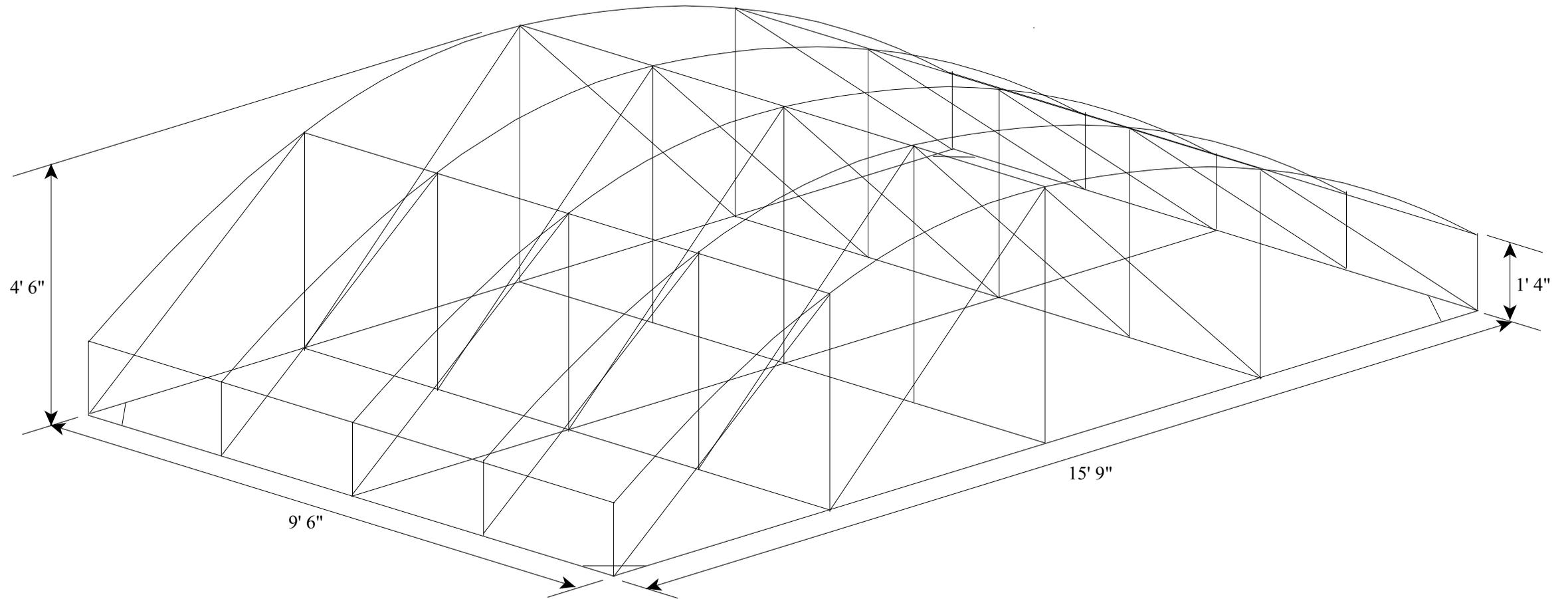
\*Please see TMC 13.07 for Guidelines for Signs and Awnings, or contact the Historic Preservation Office.

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

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

# Old Spaghetti Factory





121 North G. Street Tacoma, Washington 98403 ■ (253) 627-4128

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TACOMA TENT & AWNING CO. RECEIVES THE RIGHT TO SUBSTITUTE PRODUCTS OF LIKE KINDS & QUALITY AS IT DEEMS APPROPRIATE IN THE EVENT OF SHORT SUPPLIES. THE PROPOSED DISPLAY IS CONTINGENT UPON VERIFICATION OF ALL CONDITIONS, DIMENSIONS AND IS SUBJECT TO LOCAL ORDINANCES.  
NOTE: CONDITIONS MAY WARRANT INSTALLATION EXTRAS.

<i>Job Name:</i>	Old Spaghetti Factory	<i>Date:</i>	9-15-2011
<i>Location:</i>	1735 Jefferson, Tacoma, WA 98402	<i>Scale:</i>	NTS
<i>Salesperson:</i>	SDS	<i>Revision No.:</i>	
<i>Drawn By:</i>	MAB	<i>Date:</i>	
<i>File Name:</i>	Old Spaghetti Factory iso	<i>Client Approval:</i>	

4'-6"

15'-9"



July, 2011

**TACOMA TENT & AWNING**  
 121 NORTH G STREET TACOMA, WA 98403  
 (253) 627-4128  
 FAX (253) 572-7791



**Entrance  
Awning**

DIGITAL FILE  
 S:Jobs 2011/  
 Scott/theold  
 spaghetti  
 factory

SCALE  
 3/32" = 1'

DRAWN BY  
 K Alexander

SALESPERSON  
 S Sutherland

PLEASE SIGN & FAX BACK

APPROVED BY \_\_\_\_\_  
 DATE \_\_\_\_\_



1910

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The following photos – unknown dates



1996



1970





EXISTING ATTACHMENT  
TO BUILDING