

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtle
Ken House
Jonah Jensen
Megan Luce
Daniel Rahe
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: February 8, 2012
Location: 747 Market St, Tacoma Municipal Building, Room 248
Time: 5:00 p.m.

LPC 12/12

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
- B. Meeting Minutes – 01/11/12 and 01/25/12

3. DESIGN REVIEW

- A. 715 N K Street
windows and door Larry Bluhm, Showcase Cabinetry & Design 5 m

4. CHAIR COMMENTS**5. BOARD BUSINESS/PRESERVATION PLANNING**

- A. Board Update on North Slope Historic Special Review District
Pavements

Reuben McKnight
Historic Preservation Officer

Next Regular Meeting: February 22, 2012, 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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Tonie Cook, Landmarks Coordinator

Draft



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: January 11, 2012

LPC14/12

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

Commission Members in Attendance:

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Echtele
Ken House
Jonah Jensen
Megan Luce
Marshall McClintock
Daniel Rahe

Staff Present:

Reuben McKnight
Tonie Cook

Others Present:

Larry Dahl, Victoria Geehan Shilley, Doug McArthur,
Tony Anderson, Ron Crowe, Bill Baarsma, Tim Waer

Commission Members Absent:

Commissioner Duke York

Chair Mark McIntire called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioner Duke York was excused.

2. PUBLIC HEARING: Name Change

Chair Mark McIntire opened the public hearing and asked for the Staff Report.

Mr. Reuben McKnight presented the Notes on General Order for hearing public comments regarding name changes to existing municipally owned property pursuant to City Council Resolution 38091 on Place Names and Name Changes, which is included in Tacoma Landmarks Preservation Commission Rules and Regulations (Bylaws).

He described the procedures, whereby the Commission reviews the name change proposal for completeness, and if considered complete, schedules a public hearing to receive comment on the proposal. Following the public hearing, there shall be a mandatory 30 day comment period. After the close of the comment period, the Commission shall write findings based on the criteria contained within this policy, and forward a recommendation to the appropriate City Council Committee for further consideration.

He noted the purpose of the hearing is to receive public comments regarding the proposed changes based on criteria on Name Changes.

A. Renaming a portion of South Cheyenne Street to Clay Huntington Way

Mr. Reuben McKnight continued by presenting the background on the proposal, subsequent review of the request by the Commission on December 14, 2011, and schedule for the public hearing. In addition, the letters and comments received were noted and follow:

1. Letter of support, dated October 24, 2011, was submitted by Mayor Marilyn Strickland.
2. Letter of support, dated November 29, 2011, and resolution, dated November 14, 2011 adopted by Board of Commissioners of the Metropolitan Parks District Tacoma.
3. One phone inquiry to Staff on the specific location of the proposed name change was received on 01/03/12.
4. Copies of recent emails of written support were circulated to the Commission/

Staff recommended holding open the public comment period for the next 30 days ending on February 10, 2012, and review of the findings on February 22, 2012.

Chair Mark McIntire invited public testimony.

Public Hearing Testimony:

1. Larry Dahl, 1117 So 64th St, Tacoma WA 98408; Board, Metropolitan Parks District

"Good evening, my name is Larry Dahl. I am the President of the Board of Park Commissioners for Metro Parks. You have seen our resolution that we passed the 14th and our letter of the 29th to the Mayor and Council indicating our support for this proposal.

We are the major property owner in this transaction on both sides of the road, the majority of the area. There is no address change that would be impacted. But beyond that Clay Huntington was an important individual in the City of Tacoma. He did a number of things for the city throughout his lifetime. Sports, recreation and sports entertainment along with other similar activities are the main crux of what he did.

This is a very small recognition for what he did and I've stated that as fact, that this is maybe a first and maybe something in the future, but this is a good opening, this is a good opportunity to recognize his work in a small way. We are fully supportive of this and we hope that you move this forward and can't think of anything better that we could do with that roadway right now."

2. Victoria Geehan Shilley, PMB 323; 6824 – 19th St W, University Place, WA 98466

"I am the daughter of the late radio broadcaster and station manager, owner, and operator – Jerry Geehan. It was my father who gave a young Clay Huntington his first job in radio.

The renaming of a small portion of South Cheyenne Street to Clay Huntington Way is a fitting way to honor Clay and to keep his memory alive. Not only to all of us who were so very fortunate to have known him, but also as a way to introduce young sports fans in the future to Clay.

I am almost 60 years old and I cannot remember a time – until last June – that Clay was not in my life. Clay led by example – good example. And as we all know, those examples are plentiful. He is everywhere that there are sports in the City of Tacoma.

On a personal note, my father loved and respected Clay. He deeply cherished his friendship. On a professional level, there was no one that my father was more proud of.

If by chance you knew my father, you knew his Irish stubbornness and independence ran deep. Normally I would not speak for him. But when it comes to Clay I am absolutely positive that he would expect me to be here to tell you what a fitting and proper way this is to honor Clay. Thank you."

3. Doug McArthur, 4037 N Whitman St, Tacoma WA 98407

I am one person in the room who knows...does recognize the Irish stubbornness of Jerry Geehan because he also gave me my first job in radio. I'd just like to quickly tell those of you who didn't know Clay just some highlights of his dedication and commitment to the City.

He was the youngest founder of Tacoma Athletic Commission 70 years ago, it was the Tacoma War Athletic Commission. Its purpose was to raise sports equipment and opportunities for soldiers and airman at Fort Lewis and McCord and when the war ended, Clay quickly led the charge to change the Tacoma War Athletic Commission to the Tacoma Athletic Commission. And today after seven decades it continues to be the one civic organization in our community dedicated totally to youth and sports.

Clay was the radio voice of all local high school and college sports for almost 50 years in our community. As a listener as a youngster, I'll never forget his reference: 'Two in-two in on the batters, two out-two in, the deuces prevail' that was Clay Huntington.

It was the play-by-play of Clay who brought huge following to the then Tacoma Tigers to the Western International League

Clay founded the Tacoma-Pierce County Sports Hall of Fame, honoring hundreds of athletes and coaches and administrators whose contribution to sports are so well known in our community.

And then he formed, founded the state's hall of fame as well, the Washington State Hall of Fame. He was co-founder of the Tacoma- Pierce County Shanaman Sports Museum along with Marc Blau.

And Clay formed the Friends of Kids Baseball to raise all of the funds to build the Heidelberg Park Complex for our youth.

He also teamed with Ben Cheney to attract the Pacific Coast League Tacoma Giants in 1960 to bring professional baseball back to our community and to see Cheney Station become a reality.

Clay's radio station KLAY, which is in existence today, is the only station in Pierce County broadcasting local sports. The Clay Huntington sports communication scholarship is given every year by the Tacoma Athletic Commission to a worthy high school student in Pierce County wishing to major in sports communication in college.

Clay also hoped that all T-PC Sports Hall of Fame members would become TAC members and if he were here tonight he would ask every one of you to be a TAC member. For 69 consecutive years Clay served in the Tacoma Athletic Commission.

And I want to mention I've been around a long time myself, I live at 2037 N Whitman in Tacoma. I've lived here the majority of my life and have watched all kinds of renames and dedications to worthy and deserving citizens in our community.

Three people that have touched my life very closely were Tom Cross, Ben Cheney, and Clay Huntington. Tom Cross is honored with a street by Sprinkler Center in Spanaway. Ben Cheney has a statue in the first row at Cheney Stadium and the most appropriate of all would be the renaming of this street to Clay Huntington, because of his significance to the Heidelberg Park project and to Cheney Stadium which this street joins. I would urge you to honor him; I can't think of a more appropriate honor than to name this street Clay Huntington Way."

4. Tony Anderson, 7502 N 15th Street, Tacoma; Tacoma Athletic Commission, PO Box 11304, Tacoma, 98411

"Hi, I am Tony Anderson. I live at 7502 N 15th St, Tacoma. Doug and I got together to make this proposal to all of you, to the City, to Metro Parks, because of what you just heard Doug say. Clay was just an outstanding man and as a three time President of Tacoma Athletic Commission I want to say, when Clay Huntington spoke I'd listen, because everything he had to say had significance to it. There was a purpose to it and I learned much from him just by listening. But I am also the Chair of the citizens' recognition committee for the City of Tacoma and we produce the City of Destiny and I take that job very seriously.

Yes we honor these outstanding volunteers, but there are other people to honor in our community and recognize as well. So in the past when I've seen other people, I've brought it to the mayor and city council's attention because I feel it is my job as well.

And as Doug stated, there is no better way right now than to honor Clay in any other way than by naming that street after him. I think it's... without any question it should be done and I hope that you agree as well because he was probably one of the greatest Tacomans to ever to live and grace our city, so I urge you to please support this effort. Thank you."

5. Ron Crowe, Tacoma Athletic Commission, PO Box 11304, Tacoma WA 98411

I am privileged to be the current president of the Tacoma Athletic Commission, and as Victoria, Doug, and Tony stated, Clay Huntington really represented the best of the best for Tacoma-Pierce County, no question about it. I was fortunate to have a relationship with him. We, my partner and I, broadcast Puget Sound league football. For the last 25 years we worked with Clay, he couldn't have been more cooperative than in 100 years. He's the greatest guy and if you honor him with this Clay Huntington Way, we'd really appreciate it and I think you'd be proud that you did. Thank you.

6. Bill Baarsma, former Mayor, City of Tacoma

Thank you Mr. Chair, members of the Commission.

First I want to thank the Tacoma Athletic Commission, and under the able leadership of Tony and Doug, for bringing this before the Landmarks Preservation Commission. As many of you know in my other life, I had the opportunity to bring before this Commission recommendations for the renaming of streets, parks, and plazas, and sidewalks. And on behalf of former mayors and pastors, Clay was neither a pastor or a former mayor, but I do want you to know for the record that he served ably as a public servant as a County Commissioner. In that capacity he represented not only the interests of Pierce County effectively, but also the interests of Tacoma, whether it be in Olympia or Washington DC. So he was an extraordinary public servant. Beyond that he has contributed 70, 70 some, years to public service for the greater good of the community. He has affected literally hundreds of thousands of people over the years; maybe a million, certainly a million people have heard that voice. I'll never forget that voice. There are many, many stories of Clay and how he came to the rescue of the City in various capacities, I'll share one with you.

Way back in the 60s I was serving as an assistant to the city manager, the then city manager, David Rowlands. In the dead of night and without real notice, the Tacoma Cubs left Tacoma, packed up and left. Here we had this stadium that we'd built under Clay's leadership and others, here we had this stadium vacant ...what are we going to do...many people were looking at other options, what we would use the Stadium. Triple-A baseball was gone and probably would never come back to Tacoma. I mean, there was a lot of heavy hearted, sad folks. Then I remembered Clay coming before the city council and saying, 'Don't give up hope. Stan Naccarato,' who was standing next to me, 'Stan and I will bring them back, rest assured,' and indeed he did. He's an extraordinary individual; noteworthy, a great champion for the city of Tacoma and certainly worthy of this recognition.

One final comment. If the City makes this determination, the Tacoma Athletic Commission and the community has the resources to make this a very big deal. We'll certainly follow-up with a splendid ceremony and the necessary aspects to make this quite an extraordinary entrance to Cheney Stadium. So thank you very much.

7. Tim Waer, 1518 S G St, Tacoma WA 98405, Tacoma-Pierce County Sports Commission

I am Tim Waer, 1518 S G St, Tacoma, and I'm the director of Tacoma-Pierce County Sports Commission. We are a sports marketing company whose job it is to attract events to Tacoma and Pierce County. Clay was on our board for several years, I think for at least, for 15 years, as the organization was getting started. I've only been in Tacoma about eight years so I can't add anything about Clay that was already said as far as historically and what he's meant to the city.

So I thought I'd just tell you what this act would mean to me. He was, when I as I came to Tacoma, one of the most friendly, the most welcoming, the most, just amiable guys who basically made me feel like I can come here and be part of the city, be part of the community.

So if you were to name or when you name Clay Huntington Way or Clay Way, I know that every time I go into that back of that Stadium instead of just driving down that street, I'm gonna smile. I'm gonna feel because that's how you felt when you dealt with Clay. So I figure if I lived here for eight years and I see that and I'll be able to look at that and go, oh yeah, Clay, when I pull in.

That's going to make me feel a certain way because that is what he did. I bet there's a lot more people that will feel if not just that, a lot stronger feelings for that and I think it'd be a great way to come into Cheney Stadium. Thank you."

Chair Mark McIntire closed the public comment period for the hearing.

There was no discussion by the Commission.

Chair Mark McIntire explained that the next step in the process is to consider holding the comment period open for 30 days.

There was a motion.

"I move that we, the Landmarks Preservation Commission, hold open the comment period for the next 30 days ending on February 10, 2012."

MOTION: Maddox

SECOND: Jensen

MOTION: Carried

Chair Mark McIntire closed the public hearing.

3. CHAIR COMMENTS

No comments.

4. BOARD BUSINESS/PRESERVATION PLANNING

A. Officer Nominations

There was agreement to move forward with nominations of officers at this meeting.

Mark McIntire was nominated as Chair by Vice Chair Bret Maddox; Bret Maddox was nominated as Vice Chair by Chair Mark McIntire.

Commissioner Ken House called for a vote on election of officers, which passed unanimously.

Mr. Reuben McKnight stated that the open Commission positions of architect and professional were the categories yet to be filled in the recent Commission selection process.

B. Preservation Month: Committee and Awards

Commissioners Ed Echtle, Mark McIntire, Daniel Rahe and Marshall McClintock volunteered as members of the 2012 Preservation Month Awards and Activities Committee.

C. Other

Commissioners requested an update on the city budget specific to the Historic Preservation Office.

The meeting was adjourned at 5:37 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer

Members

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Ehtle
Ken House
Jonah Jensen
Megan Luce
Daniel Rahe
Duke York

Marshall McClintock, North Slope Ex-Officio

Staff

Reuben McKnight, Historic Preservation Officer
Tonie Cook, Landmarks Coordinator

draft



MINUTES

Landmarks Preservation Commission Community and Economic Development Department

Date: January 25, 2012

LPC15/12

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

Commission Members in Attendance:

Mark McIntire, *Chair*
Bret Maddox, S.E., *Vice Chair*
Edward Ehtle
Ken House
Jonah Jensen
Megan Luce
Marshall McClintock
Daniel Rahe
Duke York

Staff Present:

Reuben McKnight

Others Present:

Milt Tremblay, Harlan Patterson

Commission Members Absent:

Commissioners Marshall McClintock and Duke York

Chair Mark McIntire called the meeting to order at 5:00 p.m.

1. CONSENT AGENDA

A. Excusal of Absences

Commissioners Marshall McClintock and Duke York were excused.

2. CHAIR COMMENTS

No comments.

3. BOARD BRIEFINGS

A. Hood Street Corridor – University of Washington Tacoma

Mr. Milt Tremblay, Facilities Director, introduced Mr. Harlan Patterson who represents the new design team from Oregon.

He then explained there were three new design options, in which each retain the rail line; he noted the design options are all part of the public reach at this time.

He stated that the UW will focus on one option for Phase 1, which is located in the corridor area between the two libraries. Phase 1 includes the development of some of the design elements. He stated the library will open before Phase 1 is complete, noting safety will be considered when Phase 1 opens.

He explained that the area along Hood Street is part of the University Master Plan and drainage, processing water with a natural filtration or different methods, will be incorporated along the trail; it will be a passive bikeway and walking area with sitting areas.

He presented the three options: Option A, Rail Spurs with spurs shown along the trail; Option B includes Dockson Channels, combining docks with stormwater channels and coal bunker remnants, and Option C, Garden Rooms is based on a series of rooms that ties into the character of the buildings and the different spaces. Option C also allows for seasonal use with the summer dry period for use as a plaza/gathering space.

Commission comments included:

Commissioners asked about the maintenance program with the incorporation of wood and the infiltration system. Commissioner Ken House stated he prefers Option A because of the suggestion of rails; he liked the rails in all the areas, the historic aspect and rail corridor remnants such as the switching iron.

There appears to be more flexibility in Rail Spur, Option A.

Option B appears to be more contrived; Option B does not seem to fit.

Prefer Option A because it flows with the space and maintains the rail with more opportunities for interpretation along the way.

Option C looks more flexible with open space but preference is for Option A because of it retains the rails.

Sharon Winters, Historic Tacoma, noted concerns about how far the designs appeared to be moving from the historic narrative; there was discussion on the purpose of the grant funding, which is to process stormwater, and the importance of retaining the historic aspect such as the rail crossings, stockhouses, and dog houses, and if not here, to locate these rail items in other spaces in the City of Tacoma.

Mr. Tremblay stated that these are preliminary concepts which will change.

Commissioner House asked for an update on the Heidelberg sign and Japanese Language School.

Mr. Milt Tremblay stated they were in the final stages of developing the Heidelberg ghost sign display that will be installed on the ground floor in the Joy Building; photos of the ghost signs will be incorporated into the display.

Commissioner Ken House asked for an update on the sign display before it is finalized.

Mr. Milt Tremblay stated that he would return to the Commission regarding the sign.

He further reported that preliminary design work by sculpture Gerard Tsutakawa might be an element on the trail, however, there is work needed on fundraising. He stated this element incorporated along the trail will provide a remembrance to the Japanese Language School.

In addition, Mr. Tremblay reported on the recently approved banners for the UWT campus which will be installed.

Commissioner Daniel Rahe asked if there had been consideration regarding the long-term water and drain patterns and which design would be best for retrofit at a later date?

Mr. Tremblay commented that at least for the next ten years, the water needs to drain off the top and offered that no consideration is accommodated for retrofit.

4. BOARD BUSINESS/PRESERVATION PLANNING

A. Design Guidelines Update for 2012

Mr. Reuben McKnight reported that the committee to update the Wedge & North Slope Historic Districts design guidelines was established in 2011. He explained that changes to guidelines can now be adopted by the

Commission during its annual update. He noted several items that will be review topics including: economic hardship/feasibility language (such as appropriate alternative materials), sustainability language/green development, and the incorporation of Secretary of Interior's Standards into the design guidelines to provide clarity so that there is a stated approach for desire and intent, and include ADA information, and other items such as skylights, telecommunication equipment and satellite dishes.

The upcoming process will review these topics as well as other ideas that may be suggested by the Commission and/or citizens.

- B. Chair Mark McIntire noted the Historic Preservation Month committee will be meeting in February.

The meeting was adjourned at 5:47 p.m.

Submitted as True and Correct:

Reuben McKnight
Historic Preservation Officer



STAFF REPORT

LPC 13/12
February 8, 2012

DESIGN REVIEW

AGENDA ITEM 3A: 715 N K Street (North Slope Historic Special Review District)

Larry Bluhm, Showcase Cabinetry & Design

BACKGROUND

Built in 1928, the home at 715 N K Street is a contributing structure in the North Slope Historic Special Review District. It appears the home has been altered over the years, including the rear addition which is the location of the proposed work.

The current proposal is to remove and replace four non original windows and one door including the trim, which are located on the rear addition, to accommodate an interior kitchen remodel. The proposed replacement windows are double hung wood Lindal windows in a different size than the windows (for counter height); new siding to match the existing will be infilled. One of the windows located on the side rear of the addition will not be replaced; therefore the opening will be covered, matching the existing horizontal siding. The existing non original rear wood door will be replaced with a half light wood door.

Staff asked the applicant to provide the specification sheets on the windows.

STANDARDS

North Slope Special Review 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.

#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 1928. 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. The existing four rear double hung wood windows and wood door appear to be non original located on a rear non original addition that are difficult to see from the alley right-of-way. One of the windows proposed for removal is located on the side rear of the addition; this opening will be covered with siding matching existing.
4. The proposal to remove and replace one non original wood door and four non original wood windows, including the trim, on a non original rear addition; the replacements will utilize wood material that matches the existing materials in a traditional configuration and design, thus meeting North Slope Special Review District Guideline #6 Exterior Materials, specifically, *“Use compatible materials that respect the visual appearance of the surrounding buildings...”* and, NSHD Guideline #7. Rhythm of Openings, specifically, *“Respect the patterns and orientations of door and window openings as represented in the neighboring buildings...windows are vertically oriented...most windows are either single or double hung...”*
5. The purpose of the proposal is to accommodate improvements to the living space with an upcoming kitchen remodel.
6. There will be no change to the original form, massing or roof pitch and the applicant will repair or match existing materials.

RECOMMENDATION

Staff recommends adoption of the above analysis as findings and approval by the Commission.

BOARD BRIEFINGS

AGENDA ITEM 4A: Pavement (North Slope Historic Special Review District)

BACKGROUND

In 2006, a nomination to the Tacoma Register of Historic Places was prepared for historic cobblestone and brick street surfaces at North 9th, 10th and 11th Streets.

At the time, the Landmarks Ordinance (TMC 13.07) did not recognize streets within its definition of “property” that could be added to the Register. The subsequent code update in 2008 changed this definition, and streets became eligible for landmarks designation.

City streets are maintained by the Streets and Grounds Division of Public Works. Of primary concern to the city are the cost of maintenance and/or restoration of these surfaces, some of which are in “poor” functional condition, and the standards by which these streets may be repaired. There are few surviving examples of exposed historic unit paving within the City of Tacoma; most have been removed or overlain with asphalt or other paving.

Staff will present a status update on this request and seek direction from the Commission at the February 8 meeting.

PENDING AGENDA ITEMS

February 22, 2012	Regular meeting of the Landmarks Preservation Commission Renaming of South Cheyenne to Clay Huntington Way – findings and recommendation Committee Report – Historic Preservation Month Annual Awards
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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 715 N. K Street, Tacoma Landmark/Conservation District (if applicable) North Slope

OWNER INFORMATION

Name (printed) Jessee & Lori Bemis Email lmb@mcgavick.com

Address (if different than above) _____ Phone 253-973-2072

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 Larry Bluhm Company Showcase Cabinetry & Design Inc.

Address 9714 40th Ave Ct NW, Gig Harbor WA

Email larry@showcasecabinetry.com Phone 253-853-3887

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 \$8,000

Application Fee Enclosed \$200

PART 2: INFORMATION FOR APPLICANTS

NEW FEE SCHEDULE

On March 21, 2006 City Council adopted a new administrative fee schedule, which includes application fees for design review of historic properties (Res. No. 36804).

The following fees are based on estimated project cost and apply to design review for historic single family properties:

Project Cost	Fee
\$0 – 2000	\$50
Each additional \$1000	\$25
Maximum Fee per Application	\$500
Application for Demolition	\$1500
Signs and Awnings	\$100 flat fee

PLEASE NOTE:

1. Fees are required only once per application.
2. If an application is denied by the Landmarks Commission, and a new application is submitted for the same project, new fees may apply.
3. Demolition fees are applied to cover the cost of public hearings, but may not be required for the removal of certain accessory structures.

HOW TO USE THIS FORM

STEPS FOR APPLICANTS

1. **Review the Standards and Guidelines for Historic Buildings.** Many homeowners want to know whether their project will be approved by the Commission ahead of the meeting. The Landmarks Commission reviews projects according to design guidelines and the Secretary of the Interior's Guidelines for Rehabilitation. This information is available online at www.tacomaculture.org.
2. **Fill out this form in its ENTIRETY.**
3. **Find the correct checklist for your project, and submit the required supporting documentation.** Part 4 of this form outlines which checklist to use for your project. There are three checklists, but you only need to use one.
4. **Submit your application for preliminary review to the Buildings and Land Use Division (BLUS). The Plans Reviewer will initial and date the cover sheet of this application.** This ensures your application meets applicable codes and will avoid delays down the road. Your application will NOT be processed without this step.
5. **Make 20 copies of the final application and submit it to the Historic Preservation Office with the APPLICATION FEE.** The Landmarks Commission meets on the 2nd and 4th Wednesdays of each month, and applications are due to this office TWO WEEKS in advance. When your application has been scheduled for review, you will be notified.

WHERE TO GO:

Buildings and Land Use Division
City of Tacoma, Public Works Department
747 Market Street, 3rd Floor
253-591-5030

Historic Preservation Officer
City of Tacoma, C.E.D.D.
747 Market Street, Room 1036
Tacoma, WA 98402-3793
253-591-5220

PART 3: PROJECT DESCRIPTION

Please describe below the overall scope of work, including all proposed new construction, changes to existing buildings, and any other work in *different areas [north façade, west façade] or by type of work [windows, doors, siding]*.

715 N K St.

Notes for new windows.

Lindal Primed Custom Fir Windows
Installed High performance glass (Low E/ Argon)
True Subsill and sillnose
(Outside and inside Details next page)

(Original Structure)

Removal of existing Wood 2/10 x 3/0 double hung window above sink in kitchen.
Replacing with new Wood 2/10 x 3/0 Lindal double hung window.

(Previously Built Addition)

Adjusting sizes of existing windows to match heights and sight lines on original structure.

Removal of one Wood 3/0 x 3/6 double hung window.
Replacing with new Wood 3/0 x 3/0 Lindal double hung window.

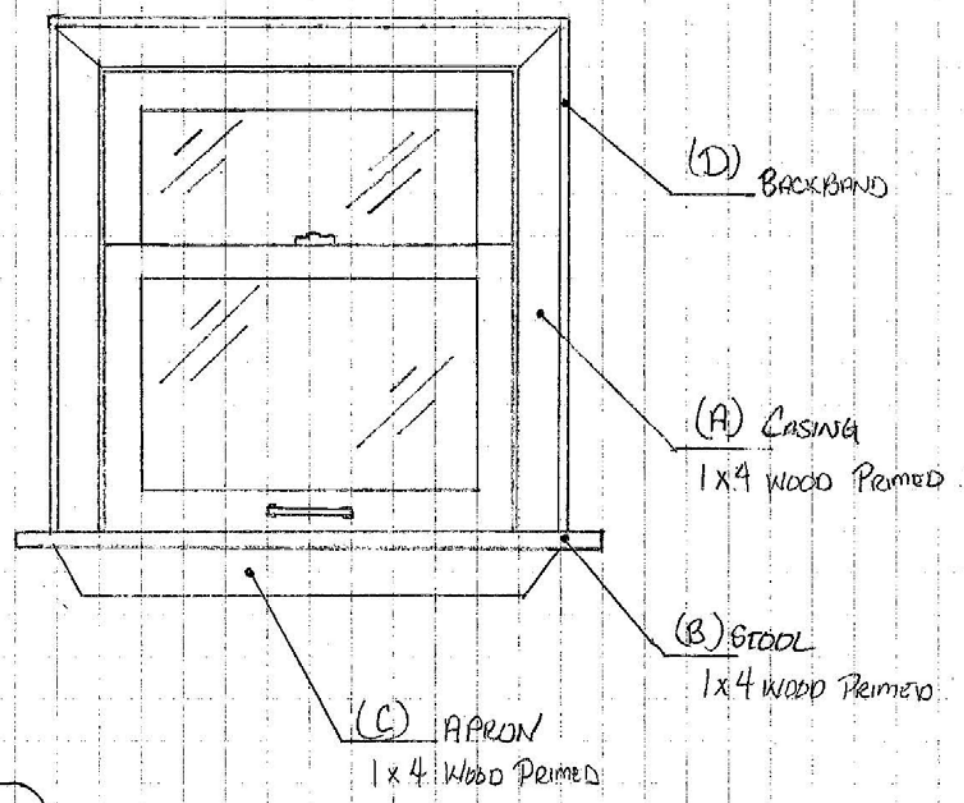
Removal of one Wood 2/3 x 3/0 Fixed panel window.
Replacing with Wood 2/3 x 3/0 Lindal Fixed panel window.

Removal of two Wood 2/6 x 4/0 double hung windows.
Replacing with one 2/6 x 3/0 double hung window.
Second window will be removed and framed in. Covered with matching lap bevel siding.

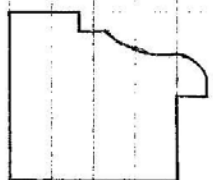
Removal of one Wood exterior 2/6 x 6/6 wood entry door.
Replacing with one Wood 2/6 x 6/6 half lite shaker entry door.
This door is being replaced as a half lite to match door style of door on second level above.

- Outside window and door trim will be built and installed to match existing window trim.
- Siding will be installed to match the 1 1/16 x 10" lap bevel siding. Tight knot cedar. Mitered on corners.
- Window sizes are custom made to retro-fit existing window hole locations. Minimizing additional siding repair where at all necessary.

INTERIOR WINDOW TRIM DETAIL

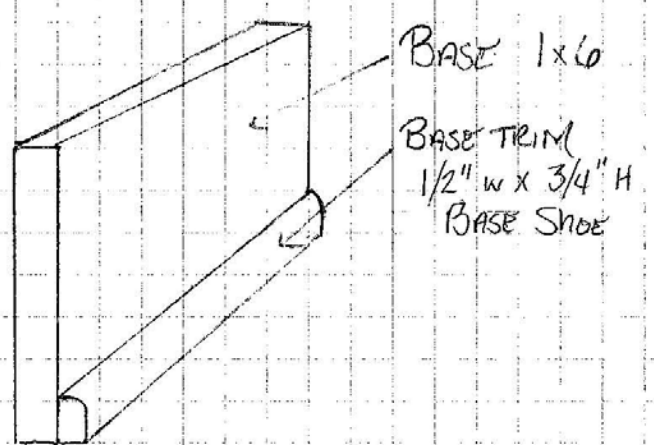
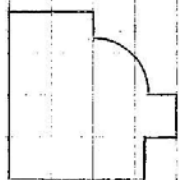


OGEE

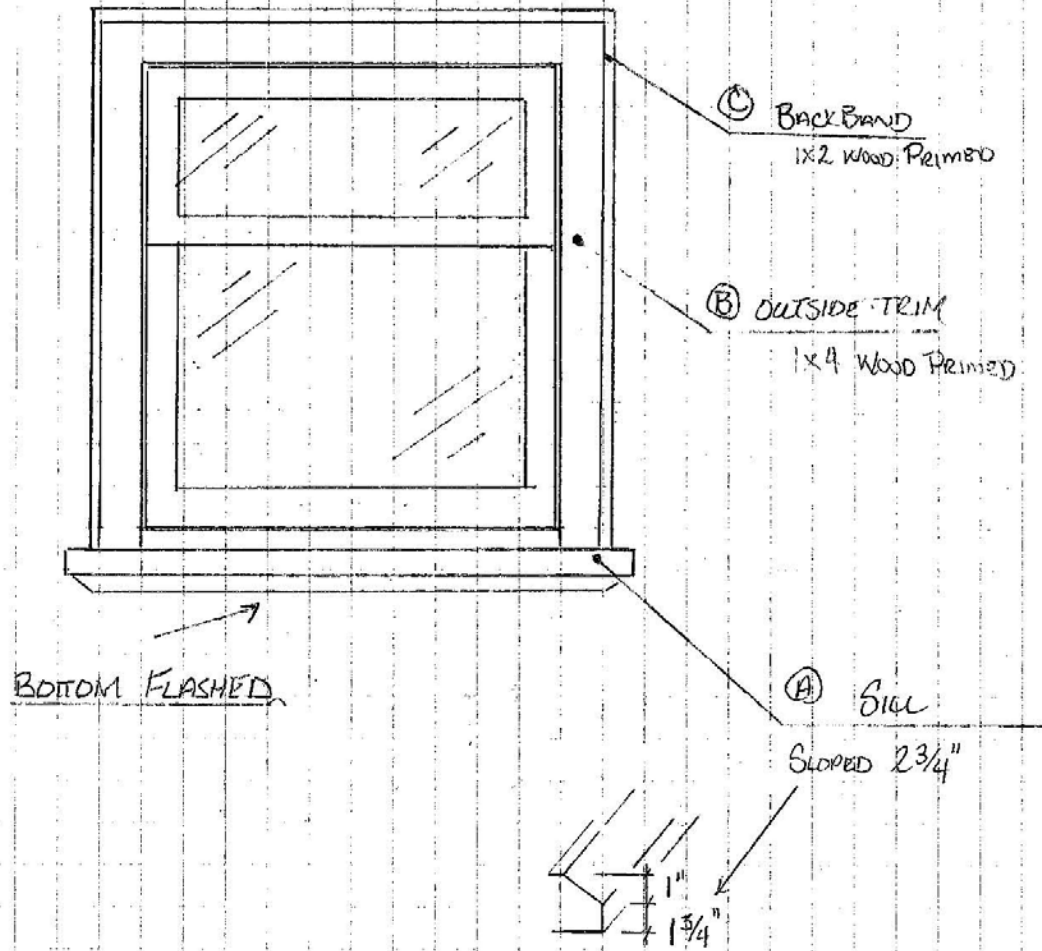


BACKBAND TYPE PROFILE
CLOSE NOT EXACT.

BEADED
COVE



EXTERIOR WINDOW DETAIL





These windows heights will be adjusted to 36” high carrying height from South wall window heights thru East wall and on to North wall. Header height will stay consistent throughout.

Door will be replaced with a half lite door consistent with door on second level. Window and door trim will match.



This picture illustrates more clearly the varying heights of window lines on existing “addition” structure that was not part of original structure. Noted: A,B,C windows to be replaced. Matching window height of window, D.



View of East area. Clarifies the replacing of the lower East door to a half lite door matching look and flow of second story door.



South view of home.

Arrow points to Window that is located on the “addition” structure that would be eliminated.

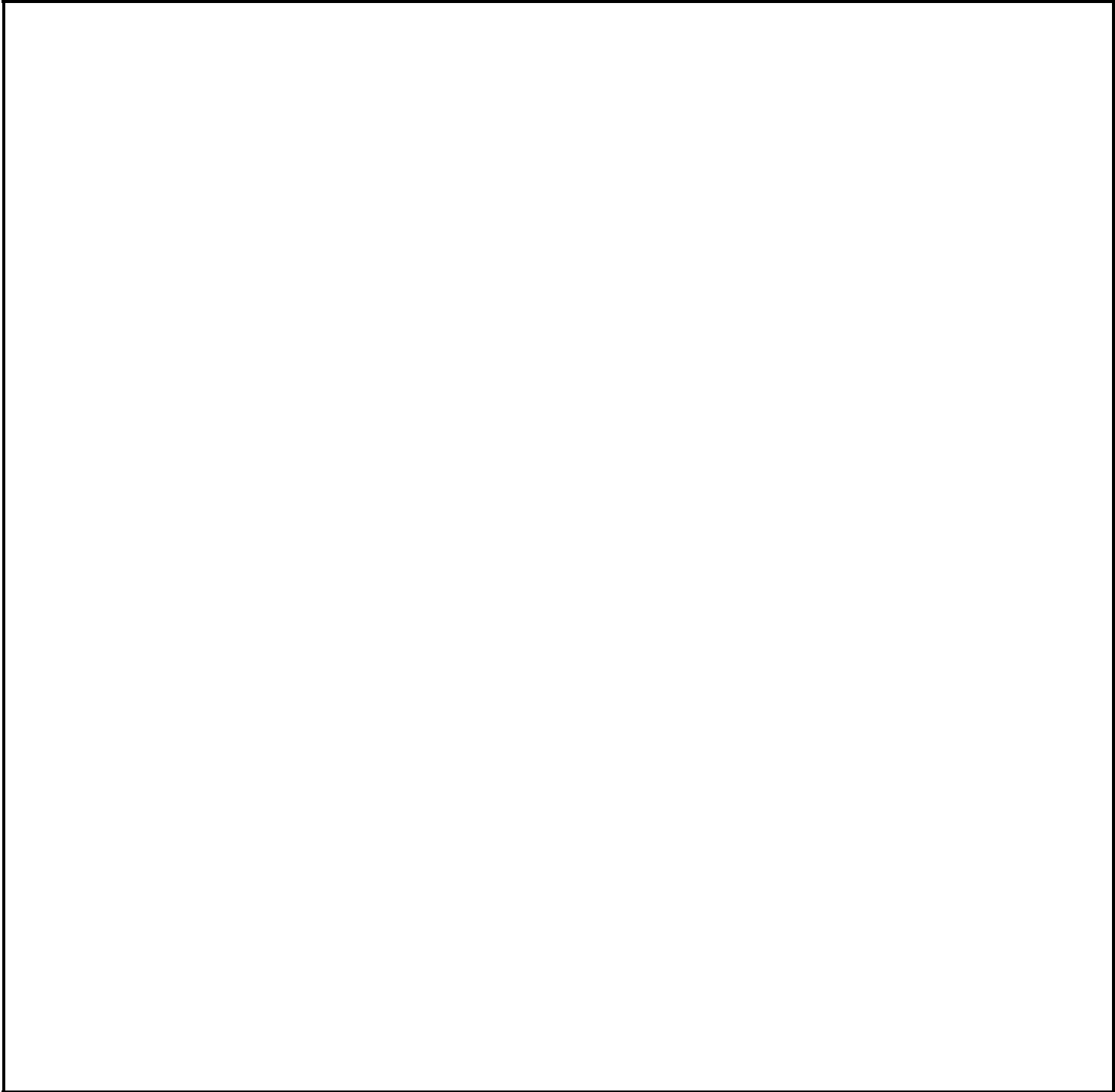
Window is removed and matching siding would be installed over framed in window opening location.

Reasoning for removing window.

Window obstructs kitchen layout for upcoming Kitchen remodel.







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

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

RESIDENTIAL APPLICATION CHECKLIST A

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

CHECKLIST to include the following:*

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

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

Size of new construction (footprint, i.e. 22 X 30'):	_____
Overall height and pitch of roof (for new buildings):	_____
Exterior cladding material(s):	_____
Window types and materials:	_____
Door types and materials:	_____
Window trim (attach drawings, catalog sheets, etc. if necessary):	_____
Roof Material:	_____

*ADDITIONAL TIPS

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

RESIDENTIAL APPLICATION SUPPLEMENT CHECKLIST B (For New Siding, Roofing, and Window and Door Openings)

CHECKLIST to include the following:*

<input type="checkbox"/>	Elevation drawings (if new windows or doors are to be added where there no existing ones)
<input type="checkbox"/>	Photograph(s) of work area(s)
<input type="checkbox"/>	Detail illustrations of trim and casing
<input type="checkbox"/>	Material samples (if proposing uncommon or new to market material)
<input type="checkbox"/>	Paint samples (from hardware store if applicable)

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

Proposed Material(s):	<u>See listed</u>
Window types and locations:	<u>See details</u>
Exterior cladding material(s):	<u>Per listed trim and siding</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.*
- *Elevations should be scale drawings and should include dimensions, heights, window and door locations and trim details.*
- *Please include a photograph of existing examples (if the new features 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.*

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 checked="" 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 included Details and Drawings.</u>
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<p>*ADDITIONAL TIPS</p> <ul style="list-style-type: none">• <i>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..</i>• <i>Please include a photograph of example elements (if new windows or doors are to match any existing features of the house)</i>• <i>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.</i>
